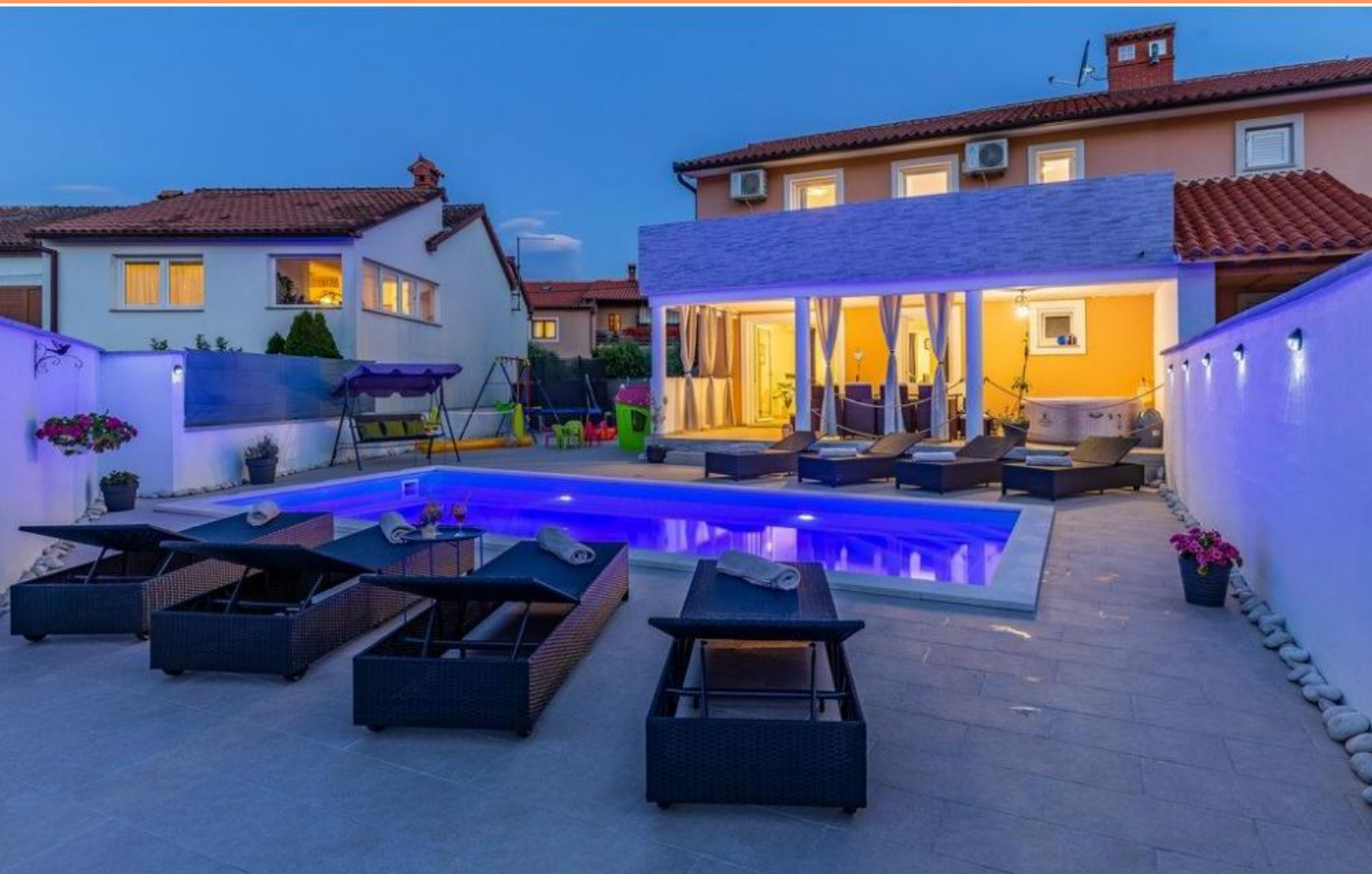


# Villa

## Marčana, Istria



<b>Ref</b>	RE-U-14074
<b>Type</b>	Villa
<b>Region</b>	Istria > Pula
<b>Location</b>	Marčana
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	6000 m
<b>Floorspace</b>	157 sqm
<b>Plot size</b>	400 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 395 000

# Villa

## Marčana, Istria



Reasonably priced villa in Marčana with swimming pool!

Great investment!

Total area is 157 sq.m. Land plot is 400 sq.m.

It is a semi-detached building, ie the house is divided into two almost identical parts.

The property has a garage and offers 2 floors.

The ground floor consists of an entrance hall, kitchen with dining room and living room, one guest bedroom with bathroom.

The first floor has a total of three bedrooms, with two more bathrooms, storage space. The rooms open onto a beautiful terrace.

The garden, which is accessed from the salon, consists of a covered terrace, swimming pool with sunbathing area, BBQ area.

The house is rented in the summer on the tourist market, which gives new owners the opportunity to engage in tourism activity.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.



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