

# House

Rakalj, Marčana, Istria



<b>Ref</b>	RE-U-19289
<b>Type</b>	House
<b>Region</b>	Istria > Pula
<b>Location</b>	Rakalj, Marčana
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	1000 m
<b>Floorspace</b>	400 sqm
<b>Plot size</b>	1000 sqm

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<b>No. of bedrooms</b>	7
<b>No. of bathrooms</b>	5
<b>Price</b>	€ 850 000

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Renovated stone property in Rakalj, Marcana - just 1 km from the sea!

Complex consists of 3 houses of 400 sq.m. in total, tavern, garage, yard and additional construction land of 1000 sq.m.

The main house - detached - 130 m<sup>2</sup> extends over two floors + attic and consists of 3 bedrooms, living room, kitchen, dining room, hallway, toilet, bathroom, laundry room, dressing room and large entrance terrace. Also, in front of the house there is a summer kitchen with a large fireplace and seating for enjoying the shade in the summer months.

The apartment house consists of 2 apartments with a large sunny terrace, a garage, a covered parking space and a terrace with an autochthonous Istrian cistern for water and a boiler room. The smaller studio apartment has 30 m<sup>2</sup>, while the larger one-room apartment has 45 m<sup>2</sup>.

The third house in the row is rented entirely to tourists during the summer and has 90 m<sup>2</sup> and extends over two floors. It consists of 2 bedrooms, living room with dining room and fireplace, kitchen, laundry room, bathroom and outdoor terrace with stone seating.

In addition to this house, there is also a newly decorated tavern in the yard with a building plot of 550 m<sup>2</sup>.

The entire property has two accesses and several parking spaces.

Air conditioned. Oil-fired boiler room that supports the Main House and the Apartment House.

The property is fully decorated and furnished and is being sold as such.

Perfect for a large family or a combination of family life away from the noise of the city combined with tourist engagement during the summer.

NOTE: In addition to the property, it is possible to buy 10 hectares of agricultural land with over 250 olive trees for an additional price by agreement.

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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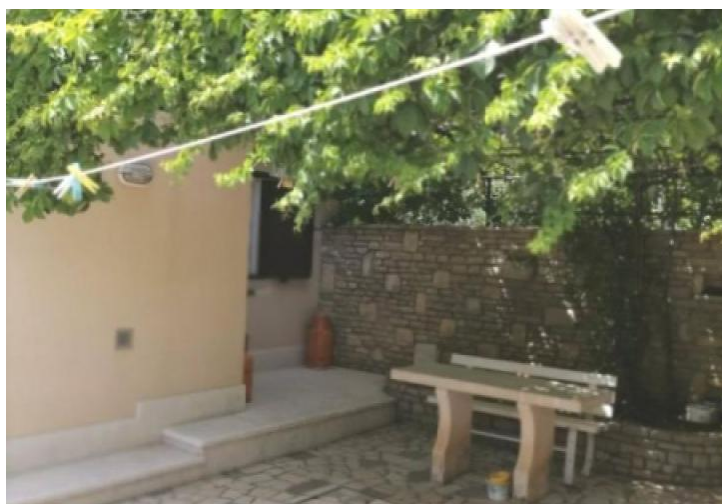
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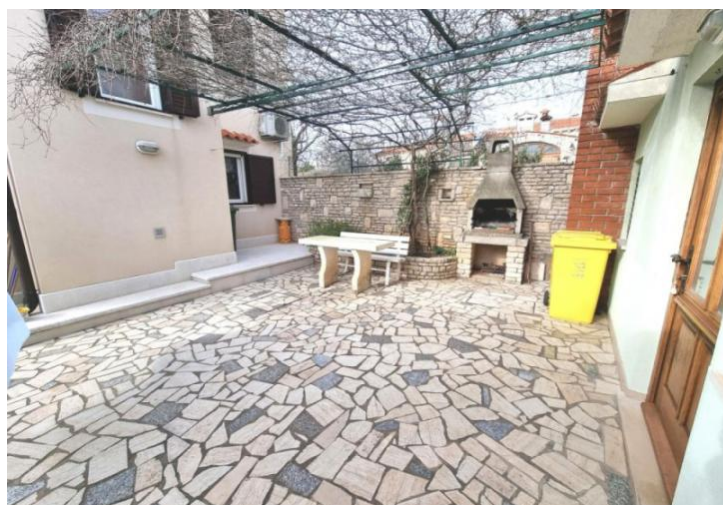
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