

Alma Nekretnine

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City :	Marčana
Code :	25692
Building size :	94 m2
Lot size :	408 m2
Distance from center :	0 m
Distance from sea :	2000 m
Seaview :	No
Parking :	Yes
Garage :	No
Basement :	No
Air conditioning :	Yes
Elevator :	No
Central heating :	No
Floor :	n/a
Number of floors :	1
Number of bedrooms :	2
Number of bathrooms :	1
Year of construction :	n/a
A possibility to build an addition :	No
Energy efficiency :	Not specified

Price :	290.000 €
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In a peaceful and green area of Peruški, this beautifully renovated villa is located. The property was thoroughly renovated in 2022 and offers 94 m² of comfortable, functionally arranged living space.

The interior consists of a bright living room, a fully equipped kitchen, two cozy bedrooms, and a bathroom. The living area is complemented by a covered terrace—an ideal space for enjoying meals and gatherings outdoors. The villa is equipped with two fireplaces (wood and pellet), underfloor electric heating, and air conditioning in the living areas. The bedrooms and bathroom have additional heaters. The massive stone walls, approximately 60 cm thick, are covered with thermal plaster, ensuring excellent insulation.

The 408 m² plot is thoughtfully landscaped to provide maximum comfort. The garden features:

- An 18 m² pool for summer refreshment,
- A barbecue area,
- A utility room and an outdoor toilet,

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- A 19 m² garage with water and electricity connections, suitable as a tavern or additional living space.

There is also parking available for three cars.

This property represents the perfect combination of Mediterranean charm, modern comfort, and complete privacy.

For more information, please contact:

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