

## EURO PARTNER

Istarskog razvoda 1, 52440 Poreč

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info: +385 98 923 6402



<b>Code :</b>	00115
<b>Location :</b>	Marčana
<b>Building area :</b>	500 m2
<b>Land area :</b>	2800 m2
<b>Number of bedrooms :</b>	8
<b>Number of bathrooms :</b>	8
<b>Distance from the center :</b>	100 m
<b>Distance from the sea :</b>	3 km

**Price : 995.000 €**

### BUILDING

<b>Number of rooms :</b>	14
<b>Number of floors :</b>	1
<b>Energy class :</b>	in preparation
<b>Year of construction :</b>	1600
<b>Year of renovation :</b>	2010
<b>Condition :</b>	Renovated

### AMENITIES

<b>Number of parking spaces :</b>	6
<b>Pool :</b>	Yes

### HEATING & COOLING

<b>Central heating (gas) :</b>	Yes
<b>Fireplace :</b>	Yes

### INFRASTRUCTURE

<b>Electricity :</b>	Yes
<b>Water :</b>	Yes
<b>Septic tank :</b>	Yes
<b>Gas :</b>	Yes

Istria, Krnica

An autochthonous Istrian stone house for sale in the very center of Krnica, which will enchant you with its charm and original details. This beautiful property has been renovated with special attention to preserving its historic character, and work began in the early 2000s. Restoration experts invested several years of work to restore it to its final glory. All parts of the house, except for the roof, which was renovated according to modern standards, have been carefully preserved.

The house is spread over 3 floors, offering space for a comfortable life. The ground floor includes a large kitchen with a dining room, a room with a fireplace, a spacious living room, a large hallway and a guest bathroom. Two staircases, located at opposite ends of the house, lead to the upper floors. Also, the house has a room that is currently used as a workshop or garage, above which there is a fitness room. These rooms can be rearranged according to the wishes of the future owner.

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On the first floor there is a master bedroom with its own bathroom, which is also the sunniest room in the house, a hallway, another bathroom and two bedrooms. The second floor is partially decorated and consists of a bathroom, hallway and bedroom. There are also two more rooms available, measuring 40 m<sup>2</sup> and 33 m<sup>2</sup>, which can easily be converted into two additional bedrooms with their own bathrooms. From the second floor there is a wonderful view of the sea.

The house has wooden windows with built-in protection against insects. It is equipped with central gas heating, air conditioning and a wood fireplace for pleasant winter evenings.

In addition to the beautiful house, this property also offers a beautifully landscaped garden of 2,800 m<sup>2</sup>, which is completely building land. The yard is enriched with many fruit trees, trees and ornamental plants, creating a picturesque atmosphere. The construction of auxiliary buildings and houses is allowed on this spacious land. Also, the recently renovated 40 m<sup>2</sup> swimming pool provides refreshment and enjoyment for hot summer days. This property offers plenty of privacy and tranquility, perfect for relaxation and enjoyment.

This property also represents an excellent investment opportunity. It can serve as a tourist facility, ethnic hotel, hotel with restaurant or something similar. The house comes with a speedboat 6.5 meters long with its own trailer, and a mooring in Krničko port with a buoy and a dinghy with an electric motor. Additionally, an old Land Rover original from the 80s is included, awaiting restoration.

This autochthonous Istrian stone house in the center of Krnica offers a unique opportunity to live in a beautiful environment, filled with history and Istrian tradition. Do not miss the opportunity to become the owner of this exceptional property and enjoy a true Mediterranean lifestyle.

Dear Buyers, property viewings are possible upon prior signing of a viewing record, which serves as the basis for any further steps related to the purchase process and for the calculation of the agency fee in accordance with applicable law. As an authorised real estate broker, EURO PARTNER d.o.o. charges the buyer a brokerage fee of 3% + VAT of the agreed purchase price upon conclusion of the preliminary agreement or sale contract.