



## Village estate with stone houses surrounded by centuries-old forests on a complex of construction and agricultural

Price on request

We are selling "Štancija", an agricultural property located in Istria, near Pula. The estate is surrounded by a hundred year oak forrest. Štancija is located in an inimitable quiet area, with two stone houses of 150 m<sup>2</sup> altogether. Houses are located on a total area of 16.000 m<sup>2</sup> of which 3.500m<sup>2</sup> building land and 12.500m<sup>2</sup> of farmland. The property is situated in a very quiet, slightly elevated location, facing to the southwest. The main stone house (with the water cistern) has a dimesion of 8x6m, and the secondary one in 7x5, big on two flors. In addition is located also one business unit with an old bread owen with a size of 10m<sup>2</sup>.

The water and power supply are located 2 km away from the land, in the closest village. The real estate leads to a solid macadam access road, which continues through the forest approx. 5km to the sea, which is not passable for cars just walking or bike trail. The nearest road access to the beaches is 10-15 km to the villages of Rakalj, Peruški, and Kavran.

The property has a great potential if the existing homes will be adapted in the original Istrian style. Also, the property can be used to build a stone Villa for holidays, either, for a peaceful oasis for your own needs. The building possibilities are immense on such of a land. The land has a possibily to split it on 2 separate entities

The city of Pula is only 13 km away, Pula Airport is 6 km away. The nearest beaches are 10/15 km away from Rakalj, Peruški and Kavran.

17.07.2018 the cost of water supply to the real estate is 30,000 euros, with the costs being shared with the neighbor

25.07.2018- the cost of installing the autonomous solar and gas system for two houses is about 30.000 Euro

## Summary

Location	Marčana	Property ID	1993
Price	On request	Type	house

Area	150 m <sup>2</sup>	Land area	16.000 m <sup>2</sup>
Bedrooms	-	Bathrooms	-
Parking spaces	-	Parking spaces (garage)	-
Floor	ground floor	Orientation	Southwest
Ownership type	Ownership 1/1	Owner	Private owner
Price/m <sup>2</sup>	-	Real estate transfer tax	3%
Energy certificate	Not obligatory	Subtype	detached, family house, rural properties

## Distances

Center	2.5 km
School	2.5 km
Town center	3 km
Trst airport	137 km
Sea	13 km
Near a bigger city	14 km
Pula airport	8 km
Rijeka airport	105 km
Store	2.5 km
Venezia airport	250 km
Transportation	2 km

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