



## In the quiet area of Kavran, Marčana is a house for sale

**85.000 €**
**654 €/m<sup>2</sup>**

In Kavran, Marčana is a house with sea view and surrounding nature. The house has a residential area of 130 sqm and consists of three floors: lower ground floor, ground floor and first floor. The lower ground floor is currently used as a storage room, but due to its spaciousness there is a possibility of redone it in the tavern. On the ground floor is an entrance hall, bathroom, kitchen with dining room and living room with exit to a terrace of 16 sqm and a bedroom. On the first floor are 3 bedrooms, two of which have access to the terrace, hallway and storage that can be converted into another bedroom due to its spaciousness. The house is located on a plot of 535 sqm and there is a parking space for two cars. The real estate has a water connection, while electricity is in process of connection. The house is located in a quiet area 3 km away from the first beaches. The center of Kavran is only 600 m away and the center of Pula is 23 km away. Pula Airport is 14 km away, Venice Airport 277 km, and the nearest highway entrance 18 km.

## Summary

Location	Marčana	Property ID	2056
Price	85.000 €	Type	house
Area	130 m <sup>2</sup>	Land area	535 m <sup>2</sup>
Bedrooms	4	Bathrooms	1
Parking spaces	2	Parking spaces (garage)	-
Floor	semi basement	Orientation	East
Ownership type	Ownership 1/1	Owner	Private owner

Price/m²	654 €	Tax	4%
Energy certificate	In progress	Subtype	detached, family house

## Distances

Center	600 m
Near a bigger city	23 km
Pula airport	14 km
Venezia airport	277 km
Sea	3 km
School	9 km

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