



A stone story about history and future

80.000 €

479 €/m²

Are you wondering how to escape from the crowds in the city, cramped spaces and stress?

The longing for a quieter life and fresh air does not have to be just an unfulfilled wish. In Prodol, a quiet settlement of only 90 inhabitants, you can have exactly what you need.

This traditional house is perfect for those who want to exchange the hectic life of 8am-4pm for a simpler lifestyle.

The characteristic smell of stone in summer evenings is not the only thing that sets this property apart from others. The nearby garden of about 600 m² is an inviting place for additional relaxation and contact with nature. With so much space, you can unleash your creativity and, for example, build a summer kitchen with a swimming pool.

Everyone has different needs and preferences when it comes to living space, so you have three different floor plan variants at your disposal. Do you want a cozy corner where you can snuggle up? Done. Do you need a spacious layout for a large desk or a rich collection of shoes? You are taken care of.

And you don't need a stonemason's tool to turn this stone beauty into a real paradise.

The preserved original stone staircase and fireplace in the main room give it that special charm. And since the fireplace served not only as a source of heat, but also as a center for social gatherings and a symbol of family unity – let it be an inspiration for creating your own tradition.

The possibilities are numerous. With over 167 m² of living space on 3 floors, it has the potential to be converted into not one, but two separate apartments.

Which is a great idea for those with an entrepreneurial spirit. You can live in one and rent the other – or maybe rent both. That's double the earning potential!

And don't worry about the renovation process. We know it can be a daunting undertaking, so you can rely on us. With the recommendation of a contractor and our guidance, you will have the house of your dreams in no time.

So, whether you're an experienced investor or a first-time buyer, this stone home is the perfect opportunity to turn your ideas into reality – schedule a viewing today!

Send us an inquiry at info@maris.hr or call us at +385 98 1900 688 so that we can organize your private tour in person or via Zoom.

Summary

Location	Marčana	Property ID	2478
Price	80.000 €	Type	house
Area	167 m ²	Land area	685 m ²
Bedrooms	-	Bathrooms	-
Parking spaces	-	Parking spaces (garage)	-
Floor	third	Orientation	Southwest
Ownership type	Ownership 1/1	Owner	Private owner
Price/m ²	479 €	Real estate transfer tax	3%
Energy certificate	-	Subtype	family house, house in row

Distances

Pula	20.7 km
Sea	10 km
Store	2.2 km
Restaurant	550 m
Rovinj	36 km
Pula Airport	15.5 km
Vienna	585 km
Venezia airport	271 km
Transportation	87 m

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