

The kind of little house you can hardly find anymore | Prodol, Istria

100.000 €
996 €/m^2

Homes like this are becoming increasingly hard to find.

A detached house surrounded by greenery, with its own garden and a covered outdoor area, tucked away in the peaceful village of Prodol.

It's not new.

It's not renovated.

And that's exactly what makes it special.

It offers something that's becoming harder to find: a small home with character, privacy, and the freedom to make it your own.

Built in 1980, it does require renovation, but the foundations are already there.

A house. A piece of land. Two bedrooms. Peace and quiet.

Everything that really matters.

The essentials at a glance:

- Living area: 82.45 m²
- Plot size: 569,00 m²
- Bedrooms: 2 | Bathrooms: 1
- Orientation: Northeast
- Year built: 1980
- Detached house
- Covered parking space

A small house with plenty of potential

The house is spread over two floors.

The ground floor features a living room, kitchen and bathroom, while the upper floor offers two bedrooms.

The layout is simple, yet provides an excellent starting point for a fresh new design.

The property is being sold furnished and is ready for renovation.

For some, it's a project.

For others, it's a rare opportunity to turn a traditional Istrian house into a cosy home, a holiday retreat or a peaceful escape from city life.

A covered space for your car, a barbecue or your morning coffee

The covered outdoor area next to the house can be used as a parking space.

But it doesn't have to stop there.

With a little imagination, it can become the perfect spot for barbecues with friends, outdoor dining or a quiet morning coffee surrounded by nature.

The foundations are here.

The rest is yours to create.

The house is connected to the public water and electricity networks, while wastewater is managed through a septic tank.

Heating is provided by a wood-burning stove.

A fibre-optic internet connection is currently not available.

Peaceful surroundings, with everything within easy reach

Prodol is a small Istrian village for those looking for peace, nature and a slower pace of life.

There's no city hustle here, yet the sea, shops, Pula and the airport are all close enough for everyday convenience.

The nearest beaches are approximately 10 km away, the nearest grocery store is around 2 km away, while Pula and the airport are about 20 km away.

Note: The house has been legalised and, on that basis, is considered to have legally secured access. The plot offers the possibility of additional construction and adding further storeys to the house.

The access road leading to the house is owned by private individuals. The road is recorded in the cadastre – new cadastral survey, but is not registered in the property's land register entry. We provide documentation to interested buyers for review.

To arrange a viewing or request additional information, feel free to contact us via the enquiry form or by phone.

Thinking about installing solar panels? Read what to consider before installing a solar power system with battery storage and when to consider a grid connection or a stand-alone off-grid system.

Summary

Location	Marčana	Property ID	2619
Price	100.000 €	Type	house
Area	100 m²	Land area	569 m²

Bedrooms	2	Bathrooms	1
Parking spaces	2	Parking spaces (garage)	1
Floor	ground floor	Orientation	Northeast
Ownership type	Ownership 1/1	Owner	Private owner
Price/m²	996 €	Real estate transfer tax	3%
Energy certificate	-	Subtype	detached, family house

Distances

Sea	9.2 km
Restaurant	550 m
Store	8.9 km
School	9.5 km
Entrance to the highway	11.6 km
Pula airport	15.6 km
Pula	19.5 km
Hospital	20.5 km
Venezia airport	270 km

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