



Code :	00447
Location :	Funtana
Building area :	390 m2
Land area :	1068 m2
Distance from the center :	300 m
Distance from the sea :	400 m
Orientation :	West
Number of floors :	2
Number of bedrooms :	4
Number of rooms :	9
Number of bathrooms :	2
Storage room :	Yes
Sea view :	Yes
Parking :	Yes
Central heating (oil) :	Yes
Year of construction :	1980
Ownership certificate :	Yes
Building permit :	Yes
Occupancy permit :	Yes
Electricity infrastructure :	Yes
Water infrastructure :	Yes
Sewerage infrastructure :	Yes

Price 790.000 €

For sale is a spacious house in Funtana, just 400 meters from the sea and the nearest beaches, in close proximity to a luxurious five-star campsite.

Situated on a quiet street, this property offers the perfect blend of tranquility, privacy, and proximity to all key amenities. The house was built in 1980 on a plot of land measuring 1068 m², with a total area of 390 m² distributed over three floors. The ground floor and first floor each have 156 m², while the attic space encompasses 78 m² (50% usable).

The ground floor consists of a hallway, a living room with a fireplace, a kitchen with a dining area, two bedrooms, a bathroom with a bathtub and shower, a covered terrace, a garage, and a boiler room. Air conditioning units are installed in the living room and hallway on the ground floor.

The first floor features a hallway, a kitchen with a dining area, a large living room, two bedrooms, a bathroom with a bathtub, and two spacious terraces. Access to the attic space and the rooftop terrace, which offers views of the surroundings and the sea, is



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available from this floor.

The house has central heating powered by oil with radiators and a 3200-liter tank. The windows are wooden with double glazing. The outdoor area offers numerous possibilities for further landscaping – a garden, a pool, a socializing area, or additional facilities.

This property is the perfect choice for those seeking a life in a peaceful coastal area or looking to take advantage of an attractive location for tourism purposes.

Funtana is a charming Istrian village known for its crystal-clear sea, well-maintained coastal promenades, and numerous cycling paths that lead through nature and olive groves. It is an ideal choice for those seeking a relaxing lifestyle near the sea while also having the opportunity to engage in tourism.