



Code :	00104
Location :	Poreč
Building area :	162 m ²
Land area :	825 m ²
Distance from the center :	3000 m
Distance from the sea :	20000 m
Number of floors :	2
Number of bedrooms :	3
Number of rooms :	4
Number of bathrooms :	3
Storage room :	Yes
Sea view :	Yes
Number of parking spaces :	2
Private pool :	Yes
Terrace :	Yes
Balcony :	Yes
Central heating (gas) :	Yes
Air conditioning :	Yes
Underfloor heating :	Yes
Year of construction :	2010
Ownership certificate :	Yes
Building permit :	Yes
Occupancy permit :	Yes
Electricity infrastructure :	Yes
Water infrastructure :	Yes

Price **499.000 €**

In a peaceful environment, just 22 km from Poreč and 3 km from the nearest town with essential amenities, a stone house with an area of 162 m² is for sale. It is situated on a fenced plot of 825 m², providing privacy and a pleasant outdoor space.

On the ground floor, there is a spacious living room with a fireplace, a kitchen with a dining area, one bedroom with an en-suite bathroom, a guest toilet, and a practical storage room. Upstairs, there are two more bedrooms, each with a private bathroom, and the hallway leads to a terrace with a sea view.

The house is equipped with gas central heating, as well as underfloor heating on the ground floor and in the bathrooms, air conditioning, and a fireplace in the living room.

The yard includes a 25 m² swimming pool, a sunbathing area, an outdoor shower, and a covered terrace with a fireplace. It is landscaped with automatic irrigation, and tall hedges provide



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complete privacy and intimacy.

The property is fenced, with an electric gate and two parking spaces. The property is sold fully furnished and ready for occupancy, making it ideal for permanent residence or as a luxury holiday home and rental.

For more information and to arrange a viewing, please feel free to contact us.