



<b>Code :</b>	00145
<b>Location :</b>	Poreč
<b>Building area :</b>	241 m <sup>2</sup>
<b>Land area :</b>	422 m <sup>2</sup>
<b>Distance from the center :</b>	200 m
<b>Distance from the sea :</b>	3000 m
<b>Orientation :</b>	South-West
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	5
<b>Number of bathrooms :</b>	2
<b>Number of parking spaces :</b>	3
<b>Central heating (wood) :</b>	Yes
<b>Ownership certificate :</b>	Yes
<b>Building permit :</b>	Yes
<b>Occupancy permit :</b>	Yes
<b>Floor plan document :</b>	Yes
<b>Electricity infrastructure :</b>	Yes
<b>Water infrastructure :</b>	Yes
<b>Sewerage infrastructure :</b>	Yes

**Price** price upon request €

Less than 3 km from the sea, we present to you a prestigious house built in Istrian stone (traditionally from 1900), recently and completely renovated. The property is a semi-detached house consisting of two independent units. Both units have been renovated with carefully selected materials and excellent finishes, which restore the ancient Istrian charm of the property.

The first unit, covering an area of 145 m<sup>2</sup>, consists of 3 levels: ground floor, first floor, and attic. From the ground floor, you exit to a spacious veranda, which can serve as a living/dining area. On the ground floor, there is a large living area that consists of a spacious living room and dining room. Additionally, you will find a fully equipped kitchen and a large bathroom. The staircase – entirely made of solid wood – leads to the first floor. On the first floor, there is a spacious and bright double bedroom with access to a large terrace overlooking the town. An adjacent additional space is suitable for many different functions (e.g., wardrobe, dressing room, workspace, or other). The attic can also serve various functions (e.g., children's room, storage, or other). The flooring on the first floor and attic is entirely made of Slavonian oak – solid wood. The unit is heated by a large and powerful Norwegian wood-burning stove, which is entirely made of cast iron and operates with a double combustion system (heating



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capacity equal to 13 kW - 11,500 Kcal/h).

The second unit, covering an area of 96 m<sup>2</sup>, consists of 2 levels: ground floor and first floor. The flooring throughout the unit is made of Kanfanar stone, properly ground and finished. On the first floor (currently unfurnished), connections for water and electricity (for the kitchen, dining room, and living room) have already been installed. The bathroom is already furnished. A charming internal staircase, also made of Kanfanar stone, leads to the fully furnished first floor. There you will find two double bedrooms and a bathroom.

The house is situated on a plot of 422 m<sup>2</sup>, fully fenced and includes 3 parking spaces. In addition to all of the above, on the ground floor, you will find a space that can perfectly serve as a shelter for bicycles, for barbecuing, for gardening tools, etc. The thermal insulation of both units, as well as the roof and all floor and wall coverings, is completely new and made from top-quality materials. The fittings are made of wood with double glazing and roller mosquito nets on all windows. All security fences are hot-dip galvanized and painted. The surrounding terrace provides great benefits both in summer and winter, and includes connections for water and electricity (allowing, for example, the installation of a jacuzzi). The house is sold with most of the existing furniture.