



Code :	00194
Location :	Poreč
Building area :	269 m2
Land area :	1090 m2
Distance from the center :	4000 m
Distance from the sea :	4000 m
Number of floors :	2
Number of bedrooms :	5
Number of rooms :	7
Number of bathrooms :	2
Number of toilets :	1
Storage room :	Yes
Sea view :	Yes
Number of parking spaces :	3
Terrace :	Yes
Central heating (oil) :	Yes
Air conditioning :	Yes
Year of construction :	1970
Year of renovation :	2023
Possibility of extension :	Yes
Condition :	Renovated
Ownership certificate :	Yes
Building permit :	Yes
Occupancy permit :	Yes
Electricity infrastructure :	Yes
Water infrastructure :	Yes
Sewerage infrastructure :	Yes

Price **760.000 €**

In a peaceful location just 4 km from Poreč and the sea, this completely renovated house with a garden awaits. Originally built in the 1970s, it was renovated in 2023 while retaining some elements from that era.

The house spans two floors with a total area of 269 m². On the ground floor, there is an entrance hall, a toilet, a spacious living room with a dining area, an open-concept kitchen, two bedrooms, and a very large bathroom. Oval windows and natural light further enhance the cozy atmosphere of the living space.

On the upper floor, there are three bedrooms, a shared bathroom with a shower, and a large terrace with a sea view. The terrace provides a pleasant space for relaxation throughout the day—from morning tranquility to evening unwinding.



CONCEPT REAL ESTATE
Lošinjaska 7, 52440 Poreč
e-mail: info@concept-porec.com
web: concept-porec.com
info: +385 99 408 1238

The garden offers parking space for multiple vehicles, and there is a planned area for the construction of a swimming pool; currently, there is a temporary pool. The atmosphere is enriched by over 50-year-old plant species, including linden trees, mimosa, and palms, which add extra value and a Mediterranean character to the house.

Next to the house, there is an additional space of 70 m² that can be arranged into another residential unit.

The property is equipped with central heating powered by oil and air conditioning units for cooling.

This real estate is situated in an excellent location that allows for a peaceful stay while providing quick access to the city and the sea.

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