



<b>Code :</b>	00287
<b>Location :</b>	Poreč
<b>Building area :</b>	136 m <sup>2</sup>
<b>Distance from the sea :</b>	40 m
<b>Orientation :</b>	North-East
<b>Number of floors :</b>	3
<b>Number of bedrooms :</b>	4
<b>Number of rooms :</b>	5
<b>Number of bathrooms :</b>	3
<b>Year of construction :</b>	1968
<b>Condition :</b>	For renovation
<b>Ownership certificate :</b>	Yes
<b>Building permit :</b>	Yes
<b>Electricity infrastructure :</b>	Yes
<b>Water infrastructure :</b>	Yes
<b>Sewerage infrastructure :</b>	Yes

**Price** **730.000 €**

For sale is a house in the historic center of the city of Poreč.

The house has 136 m<sup>2</sup> and is divided into three levels. The ground floor features a space intended for a studio apartment with a storage area. On the first floor, there are two bedrooms, a bathroom, and a toilet. The second floor houses two additional bedrooms with a bathroom and a designated area for a small kitchen, as well as a small attic that serves as extra storage.

The electrical and plumbing installations are new, and preparations have been made for the installation of tiles in the bathrooms.

This property is appealing because the ground floor and both upper levels are separately titled, allowing for use for tourism purposes - as an apartment house or a small hostel with a reception on the ground floor and four bedrooms.

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