



Code :	00321
Location :	Poreč
Building area :	370 m ²
Land area :	627 m ²
Distance from the center :	1000 m
Distance from the sea :	10000 m
Number of floors :	2
Number of bedrooms :	5
Number of rooms :	8
Number of bathrooms :	5
Storage room :	Yes
Sea view :	Yes
Number of parking spaces :	3
Private pool :	Yes
Balcony :	Yes
Air conditioning :	Yes
Year of construction :	2015
Ownership certificate :	Yes
Building permit :	Yes
Occupancy permit :	Yes
Electricity infrastructure :	Yes
Water infrastructure :	Yes
Sewerage infrastructure :	Yes

Price 1.250.000 €

For sale is a spacious house with a sea view in the vicinity of Poreč, located in a quiet Istrian village with essential amenities such as a store, post office, and bank.

The house has a total living area of approximately 370 m² spread across three levels – basement, ground floor, and first floor. It is situated on a plot of land measuring 327 m², which is fully fenced and beautifully landscaped.

The basement includes a hallway, an atelier, two storage rooms, a technical room, a guest toilet, one bedroom, a wine cellar, and an additional kitchen.

The ground floor comprises an entrance hall, a living room, a kitchen, a dining area, one bedroom, a laundry room, a bathroom, a guest toilet, and another atelier.

On the first floor, there are three bedrooms, two bathrooms, and two terraces – one open and one covered – offering a view of the sea.

In the yard, there is a swimming pool with an area of 38 m² and



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three parking spaces.

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