



<b>Code :</b>	00387
<b>Location :</b>	Poreč
<b>Building area :</b>	365 m <sup>2</sup>
<b>Land area :</b>	530 m <sup>2</sup>
<b>Distance from the center :</b>	800 m
<b>Distance from the sea :</b>	800 m
<b>Orientation :</b>	West
<b>Number of floors :</b>	3
<b>Number of bedrooms :</b>	5
<b>Number of rooms :</b>	6
<b>Number of bathrooms :</b>	3
<b>Storage room :</b>	Yes
<b>Parking :</b>	Yes
<b>Terrace :</b>	Yes
<b>Balcony :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Ownership certificate :</b>	Yes
<b>Building permit :</b>	Yes
<b>Occupancy permit :</b>	Yes
<b>Electricity infrastructure :</b>	Yes
<b>Water infrastructure :</b>	Yes
<b>Sewerage infrastructure :</b>	Yes

Price 730.000 €

Elegant family house with an area of 365 m<sup>2</sup>, located on a plot of 530 m<sup>2</sup>, in a sought-after neighborhood of the city of Poreč, just 800 m from the sea. The house spans three levels.

The ground floor features a large hallway, a study, a storage room, and a laundry room, as well as internal access to the garage.

Continuing, there is a spacious living room with access to an outdoor covered terrace, a dining area, and a kitchen that leads to the back of the house, where a small garden with various herbs and a fruit orchard is situated.

On the first floor, there are 4 bedrooms, a large spacious terrace, and a sizable shared bathroom. The second floor, a high attic, contains a large bedroom with its own bathroom.

In a separate area of the yard, there is a large jacuzzi with a sunshade.

The heating and cooling are electric, with air conditioning units



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installed, and all installations for oil heating have also been set up. The basement contains three separate rooms used as storage.

Each window is equipped with electrically operated shutters, as well as the external yard gate. The video and alarm system ensure security in this beautiful home!

The sea is only 800 m away, as is the center of the city of Poreč.

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