



<b>Code :</b>	00470
<b>Location :</b>	Poreč
<b>Building area :</b>	198 m <sup>2</sup>
<b>Distance from the center :</b>	4000 m
<b>Distance from the sea :</b>	19000 m
<b>Orientation :</b>	South
<b>Number of floors :</b>	3
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	8
<b>Number of bathrooms :</b>	1
<b>Storage room :</b>	Yes
<b>Number of parking spaces :</b>	1
<b>Terrace :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Year of construction :</b>	1968
<b>Ownership certificate :</b>	Yes
<b>Occupancy permit :</b>	Yes
<b>Electricity infrastructure :</b>	Yes
<b>Water infrastructure :</b>	Yes

**Price** 220.000 €

For sale is a terraced house with an additional property for renovation, located in a quiet area near Poreč, just 19 km from the city and the sea.

The house is situated in the middle of the row and is built on a plot of 133 m<sup>2</sup>, with a total floor area of 198 m<sup>2</sup> spread across three levels. The ground floor includes a cellar, a water tank, and parking space for one vehicle. An external staircase leads to the first floor, where there is an entrance hallway, a kitchen with a dining area, a living room, a bathroom, and one bedroom. The second floor features two bedrooms and a large terrace with a view of the surrounding village and nature.

The house is move-in ready but requires renovation soon.

In addition to the main house, an extra property on a plot of 212 m<sup>2</sup> is also for sale. This plot includes a smaller stone barn with a footprint of approximately 45 m<sup>2</sup>, along with an additional room that is currently not legalized but has the potential for legalization. The yard also contains a garage that should be removed to create more space. The property is equipped with water and electricity connections.

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