



<b>Code :</b>	00471
<b>Location :</b>	Poreč
<b>Building area :</b>	140 m <sup>2</sup>
<b>Land area :</b>	593 m <sup>2</sup>
<b>Distance from the center :</b>	500 m
<b>Distance from the sea :</b>	19000 m
<b>Orientation :</b>	South-West
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	4
<b>Number of bathrooms :</b>	2
<b>Storage room :</b>	Yes
<b>Number of parking spaces :</b>	2
<b>Air conditioning :</b>	Yes
<b>Fireplace :</b>	Yes
<b>Year of construction :</b>	2010
<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

**Price** **450.000 €**

In a peaceful environment in the vicinity of Poreč, a house with an area of 140 m<sup>2</sup> is for sale, situated on a plot of 593 m<sup>2</sup>. It is oriented towards the southwest and is located on the edge of the construction zone. The house is 19 km from Poreč and the sea, and only 5 km from Sveti Lovreč.

The house spans two floors. On the ground floor, there is a bedroom, a bathroom, a living room, and an open-space kitchen with a dining area, leading out to a spacious covered terrace where a barbecue grill is located.

On the upper floor, there are two spacious bedrooms, one of which has its own terrace, as well as an additional bathroom.

Heating and cooling are provided through air conditioning, while there is also a wood-burning fireplace in the living room.

In the landscaped and fenced yard with an automatic irrigation system, there is a swimming pool measuring 24 m<sup>2</sup> (6x4 m) and two parking spaces.

For more information and to arrange a viewing, feel free to



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