



<b>Code :</b>	00484
<b>Location :</b>	Poreč
<b>Building area :</b>	382 m <sup>2</sup>
<b>Land area :</b>	1647 m <sup>2</sup>
<b>Distance from the center :</b>	500 m
<b>Distance from the sea :</b>	6000 m
<b>Number of floors :</b>	3
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	4
<b>Number of bathrooms :</b>	1
<b>Number of toilets :</b>	1
<b>Storage room :</b>	Yes
<b>Sea view :</b>	Yes
<b>Parking :</b>	Yes
<b>Terrace :</b>	Yes
<b>Balcony :</b>	Yes
<b>Fireplace :</b>	Yes
<b>Year of construction :</b>	1968
<b>Year of renovation :</b>	2000
<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** 590.000 €

**AGENCY EXCLUSIVE!**

On the very edge of the village of Kaštelir-Labinci, where peace and quiet cover every corner, is this Istrian house that radiates warmth and authentic charm of the past. Far from the city noise, and yet only ten kilometers from Poreč and the coast, this is a place where nature and tradition create perfect harmony. The house is surrounded by a completely fenced plot, and the garden is dominated by a century-old oak tree, a tree that provides shade, silence and a sense of permanence, while the sea is visible in the distance, promising beautiful sunsets.

On the ground floor there is a large basement, still unfinished, but full of possibilities - ideal for a wine cellar, a space for socializing or additional living space, depending on the imagination of the new owner. The first floor of the house exudes comfort and functionality, with a spacious living room connected to the kitchen and dining room, a hallway leading to two bedrooms and a storage room under the stairs leading to the attic, where a large bedroom and bathroom are located, while the



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remaining space offers the opportunity for future decoration and creating your own corner for relaxation or hobbies.

The main entrance is reached by old stone steps that tell the stories of past generations, and above them is a 19 square meter terrace, ideal for morning coffee or evening enjoyment with a view of the garden and the distant sea. The residential part of the house is connected to a former farm building, which can be renovated, and together with the house it forms a space that can be transformed into a small guesthouse, restaurant or space for special events - a place where tradition meets modern ideas.

This house is not just real estate; it is an invitation to live in true Istria. Every corner of the garden, every old stone step and century-old loggia tell its own story, creating a place where time slows down and everyday life turns into a peaceful and magical experience of nature and tradition.