



Code :	00529
Location :	Poreč
Building area :	111 m ²
Land area :	681 m ²
Distance from the center :	1000 m
Distance from the sea :	12000 m
Number of floors :	2
Number of bedrooms :	3
Number of rooms :	4
Number of bathrooms :	2
Storage room :	Yes
Sea view :	Yes
Number of parking spaces :	6
Garage :	Yes
Private pool :	Yes
Terrace :	Yes
Central heating (oil) :	Yes
Air conditioning :	Yes
Year of construction :	2008
Ownership certificate :	Yes
Building permit :	Yes
Occupancy permit :	Yes
Electricity infrastructure :	Yes
Water infrastructure :	Yes
Sewerage infrastructure :	Yes

Price	540.000 €
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In the vicinity of Poreč, just 12 km away, a house is for sale located in a settlement with essential amenities for living, such as a grocery store, school, kindergarten, café, and restaurant.

The house has a living area of 111 m² and an additional 53 m² of usable space, distributed over the ground floor and first floor, along with a basement. It is situated on a plot of land measuring 681 m², with a garden featuring Mediterranean plants, a lawn, and a swimming pool. The yard includes a gazebo with seating, a barbecue grill, and an outdoor living area. The garden is enclosed by stone walls, and the house is equipped with an alarm system.

On the ground floor, there is a hallway with access to the garage, a bathroom, a kitchen, and a living room with a fireplace and large windows that provide ample light. From the living room, there is an exit to a winter garden that has an open fireplace and a dining table, while sliding doors lead to the garden.



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On the first floor, there are three bedrooms, one of which is currently used as an office. All rooms have mosquito nets and access to a shared balcony with views of the sea and surrounding nature. There is also an additional bathroom on this floor.

The basement offers storage space. Heating is central, and the house is equipped with air conditioning units. A water filtration system provides the entire house with chlorine-free water, while the kitchen water is additionally filtered to allow for the use of mineralized and distilled water.

In the yard, there is a garage and six parking spaces.

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