



<b>Code :</b>	00580
<b>Location :</b>	Poreč
<b>Building area :</b>	120 m <sup>2</sup>
<b>Land area :</b>	333 m <sup>2</sup>
<b>Distance from the center :</b>	2000 m
<b>Distance from the sea :</b>	2000 m
<b>Orientation :</b>	South
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	4
<b>Number of bathrooms :</b>	1
<b>Storage room :</b>	Yes
<b>Parking :</b>	Yes
<b>Garage :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Year of construction :</b>	1990
<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** 330.000 €

In a pleasant and quiet suburb of Poreč, just 2 km away from the city center and beautiful beaches, this functional and spacious semi-detached family house is situated, offering a perfect blend of comfort, practicality, and privacy.

The house spans two floors - ground floor and first floor - and is thoughtfully organized to meet the needs of family life.

On the ground floor, there is an entrance hallway leading to one bedroom, a bathroom, and a kitchen with a dining area. From the dining area, there is access to a covered terrace, ideal for relaxation and outdoor gatherings. The ground floor also includes a garage, which further enhances the practicality of everyday life.

On the first floor, there is a spacious living room with access to a balcony, perfect for enjoying morning coffee or evening relaxation. Additionally, this floor features two comfortable bedrooms, both with access to a balcony, as well as an extra bathroom.

The house is set on a plot of 333 m<sup>2</sup>, and the landscaped yard



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offers plenty of space for outdoor living. There is also a garden shed in the yard, which can serve as storage or extra space for hobbies.

This property represents an excellent opportunity for family living, as well as an investment for tourist rental, thanks to its attractive location near the sea and all amenities.

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