CONCEPT REAL ESTATE
Lošinjska 7, 52440 Poreč
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Code :	00593
Location :	Poreč
Building area :	85 m2
Land area :	60 m2
Distance from the center :	10000 m
Distance from the sea :	10000 m
Number of floors :	3
Number of bedrooms :	3
Number of rooms :	4
Number of bathrooms :	1
Parking :	Yes
Year of construction :	1960
Condition :	For renovation
Ownership certificate :	Yes
Building permit :	Yes
Electricity infrastructure :	Yes
Water infrastructure :	Yes
Sewerage infrastructure :	Yes

Price	169.000 €

For sale is a Istrian stone house built before 1960, located in a quiet area near Višnjan. The property retains the original character of traditional Istrian architecture and represents a good foundation for renovating a home for living or vacationing.

The house is situated on a plot of approximately 60 m² and has around 85 m² of living space spread over three floors. The ground floor and first floor consist of several rooms that can be adapted according to preferences, while the attic, with its high ceiling and new wooden roof structure, offers additional renovation possibilities.

The roof has been fully renovated and features insulation, new tiles, gutters, and a chimney, while the stone facade has been restored and well-maintained. At the entrance, there are double wrought iron gates, and next to the house is a cistern with the original well.

The interior requires renovation, but the house has quality structural foundations and great potential for modernization to meet contemporary standards. There is also a possibility to create a small terrace in front of the entrance.

The price includes a parking space. The sea and Poreč are approximately 10 kilometers away, making this property suitable for living, vacationing, or investment.

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