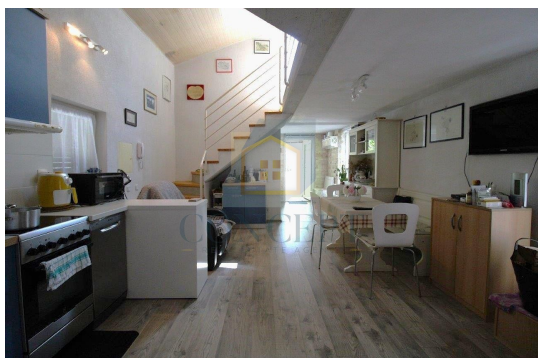




Code :	00616
Location :	Poreč
Building area :	62 m ²
Land area :	474 m ²
Distance from the center :	2000 m
Distance from the sea :	2000 m
Number of rooms :	2
Number of bathrooms :	2
Parking :	Yes
Balcony :	Yes
Central heating (electricity) :	Yes
Fireplace :	Yes
Ownership certificate :	Yes
Building permit :	Yes
Occupancy permit :	Yes
Electricity infrastructure :	Yes
Water infrastructure :	Yes

Price	380.000 €
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Located in a peaceful, green area just outside Poreč, only 2 km from the town and beautiful beaches, this charming detached house immediately impresses with its warmth and unique atmosphere.

The property is situated on a 474 m² plot and features a 62 m² house, thoughtfully designed to provide maximum comfort and functionality.

An entrance hallway leads into a pleasant living room and a kitchen with dining area, both opening onto a covered terrace and barbecue area – the perfect place for relaxing and spending time outdoors with family and friends. The ground floor also includes a hallway, bathroom and bedroom.

A special charm is provided by the gallery, currently used as an additional sleeping area, but easily adaptable to suit different needs – such as a home office, reading corner or relaxation area. The gallery opens onto a large, sunny terrace, offering additional privacy and the opportunity to enjoy the fresh air.

Next to the main house there is also an additional studio apartment with a living area, kitchen and bathroom. The apartment is currently unfurnished, giving the new owners the opportunity to arrange it according to their own preferences – ideal for guests or tourist rental.



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The house also includes a basement with a central heating system, while a stove and air-conditioning units provide additional comfort and allow the property to be enjoyed throughout the year.

The garden offers plenty of potential for landscaping according to your own ideas. Several terraces positioned in different areas of the property provide a choice of sunny and shaded spots, creating the perfect atmosphere for relaxation at any time of day.

This unique property combines peace, privacy and proximity to all essential amenities, making it an excellent choice for family living, a holiday home or as an investment for tourist rental.