



Code :	00621
Location :	Poreč
Building area :	120 m ²
Distance from the center :	7000 m
Number of floors :	3
Number of rooms :	6
Number of parking spaces :	2
Terrace :	Yes
Balcony :	Yes
Air conditioning :	Yes
Ownership certificate :	Yes
Building permit :	Yes
Occupancy permit :	Yes
Electricity infrastructure :	Yes
Water infrastructure :	Yes
Sewerage infrastructure :	Yes

Price **275.000 €**

Just 7 km from Poreč, in a peaceful setting and close to all essential amenities, this semi-detached house features two separate apartments and a landscaped yard with parking space for two vehicles.

The ground floor and first floor are connected by internal stairs and together form a spacious two-level apartment. The lower floor consists of a kitchen with dining area, a spacious living room, a bathroom, a separate toilet and a storage room, while the upper floor features two spacious bedrooms, one of which has access to a terrace. There is also the possibility of adding an additional bathroom to the larger bedroom.

A pellet stove provides heating for the living area, while the bedrooms are heated and cooled by air-conditioning units.

The second apartment, accessed via external stairs, is located on the first floor and consists of an entrance porch, kitchen, living room with dining area, a larger and a smaller bedroom, and a bathroom.

This property is an excellent choice for family living with the possibility of generating additional rental income, as well as a good investment for holiday rentals. The two separate apartments allow the property to be used simultaneously for personal needs and rental purposes, adding significant value to the property.