



Code :	00651
Location :	Poreč
Building area :	60 m ²
Land area :	94 m ²
Distance from the center :	30 m
Number of floors :	1
Number of bedrooms :	2
Number of bathrooms :	1
Storage room :	Yes
Terrace :	Yes
Air conditioning :	Yes
Year of construction :	1981
Year of renovation :	2017
Ownership certificate :	Yes
Building permit :	Yes
Occupancy permit :	Yes
Electricity infrastructure :	Yes
Water infrastructure :	Yes
Sewerage infrastructure :	Yes

Price **319.000 €**

Beautiful Mediterranean single-family house only 200 m from the sea – Červar Porat, Poreč

In an attractive location in Červar Porat, within walking distance of all necessary amenities and beaches, this single-family house is located, which represents an excellent opportunity for a vacation, year-round living or investment for tourist rental.

The house is located on a plot of land of 94 m², while the living area is 64 m², and there is a 30m² free yard.

The functional layout of the rooms provides a pleasant and practical living space.

At the entrance to the property there is a landscaped courtyard in which there is a utility room that serves as a storage space and a laundry room.

Upon entering the house, you enter the open living area, where the kitchen, dining room and living room are harmoniously connected. From the living room you exit to a spacious, partially covered terrace, ideal for enjoying, there is also a fireplace. The house has two bedrooms and one bathroom. The larger bedroom, which has access to the yard, also has a gallery, which provides additional space and can be used in various ways – as an additional bedroom, a work corner, depending on the needs of the future owners.



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The property is neat, regularly maintained and was completely renovated about ten years ago, which allows future owners to move in quickly.

It is sold fully furnished and equipped, and heating and cooling are solved by air conditioning, which ensures a pleasant stay throughout the year.

Such single-storey houses in this location are very rarely available on the market.

The proximity of the sea, peaceful surroundings, functional layout, make this property extremely attractive.

Do not miss this rare opportunity – a property that combines an excellent location, comfort and a Mediterranean lifestyle.