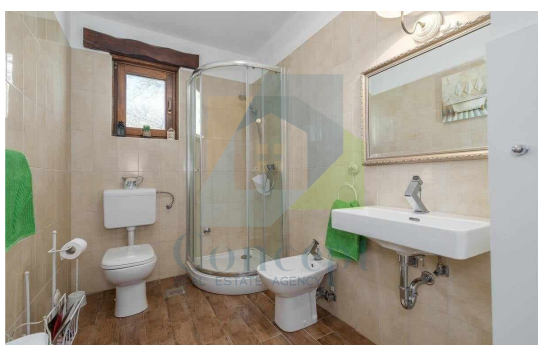
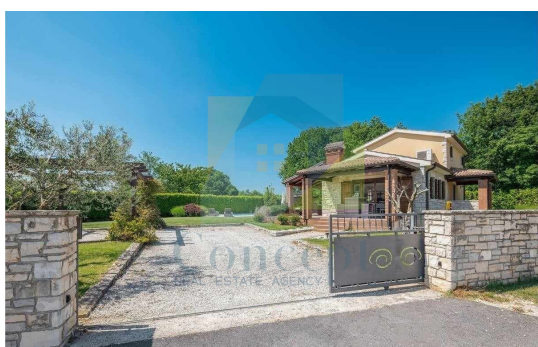
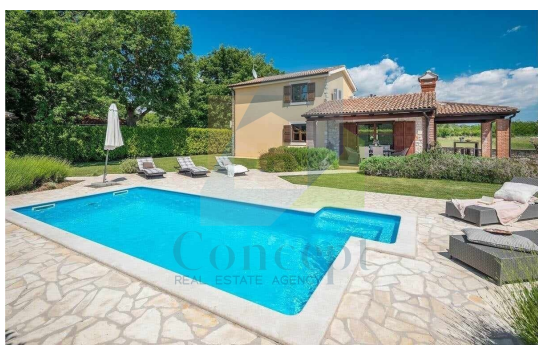
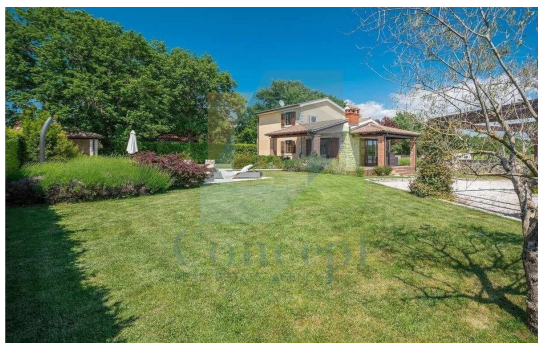




Code :	00096
Location :	Poreč
Building area :	144 m ²
Land area :	788 m ²
Distance from the center :	3000 m
Distance from the sea :	17000 m
Orientation :	South
Number of floors :	2
Number of bedrooms :	3
Number of rooms :	4
Number of bathrooms :	2
Storage room :	Yes
Number of parking spaces :	2
Private pool :	Yes
Air conditioning :	Yes
Ownership certificate :	Yes
Building permit :	Yes
Occupancy permit :	Yes
Electricity infrastructure :	Yes
Water infrastructure :	Yes
Sewerage infrastructure :	Yes

Price	500.000 €
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On a plot of land measuring 788 m², in a peaceful and picturesque setting near Poreč, stands a modern house with a total living area of 144 m². This property harmoniously combines comfort, aesthetics, and a natural environment.

The house spans two levels. On the ground floor, there is an entrance hallway that leads to a bright living room, while the kitchen and dining area are connected in an open space. Also on this level is one bedroom, a practical storage room, and a guest toilet. Upstairs, there are two spacious bedrooms and a bathroom.

The outdoor area has been designed with special attention and includes a covered summer kitchen, perfect for outdoor gatherings. The yard features a pool and a sunbathing area, making it an ideal place to relax and enjoy the Mediterranean atmosphere.

The house is sold fully furnished, allowing for immediate move-in without additional costs. Located just 17 km from Poreč and the sea, and 3 km from the nearest village with a shop, school, and other amenities, this property offers a perfect home in the heart



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of Istria.

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