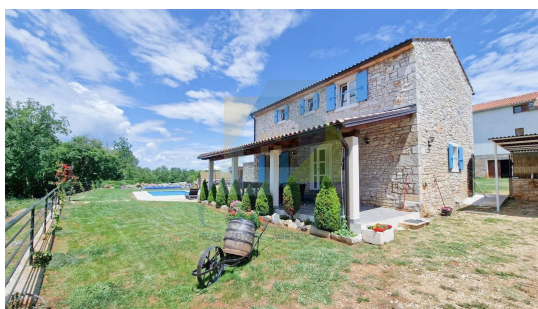




|                                     |           |
|-------------------------------------|-----------|
| <b>Code :</b>                       | 00105     |
| <b>Location :</b>                   | Poreč     |
| <b>Building area :</b>              | 142 m2    |
| <b>Land area :</b>                  | 5968 m2   |
| <b>Distance from the center :</b>   | 2500 m    |
| <b>Distance from the sea :</b>      | 12000 m   |
| <b>Orientation :</b>                | West      |
| <b>Number of floors :</b>           | 2         |
| <b>Number of bedrooms :</b>         | 3         |
| <b>Number of rooms :</b>            | 4         |
| <b>Number of bathrooms :</b>        | 3         |
| <b>Storage room :</b>               | Yes       |
| <b>Parking :</b>                    | Yes       |
| <b>Private pool :</b>               | Yes       |
| <b>Terrace :</b>                    | Yes       |
| <b>Air conditioning :</b>           | Yes       |
| <b>Fireplace :</b>                  | Yes       |
| <b>Condition :</b>                  | Renovated |
| <b>Ownership certificate :</b>      | Yes       |
| <b>Building permit :</b>            | Yes       |
| <b>Occupancy permit :</b>           | Yes       |
| <b>Electricity infrastructure :</b> | Yes       |
| <b>Water infrastructure :</b>       | Yes       |
| <b>Septic tank :</b>                | Yes       |

**Price** 590.000 €

We are selling a house located in a quiet area on the outskirts of a small town, 16 km from Poreč and 12 km from the sea.

The property consists of a house with an area of 142 m<sup>2</sup>, which was fully renovated in 2020, and a large yard with a pool and additional amenities.

On the ground floor, there is a living room with a kitchen and dining area, a bathroom, and a storage room. Internal stairs lead to the first floor, where three bedrooms are located. The master bedroom has its own bathroom, while the other two rooms share another bathroom.

In front of the house, there is a covered terrace overlooking the garden and the pool. Next to the pool, there is a sunbathing area and a covered outdoor kitchen with a fireplace, built in 2022 in a traditional style.

The property is situated on a plot of land measuring 644 m<sup>2</sup>, and



**CONCEPT REAL ESTATE**  
**Lošinjaska 7, 52440 Poreč**  
**e-mail: [info@concept-porec.com](mailto:info@concept-porec.com)**  
**web: [concept-porec.com](http://concept-porec.com)**  
**info: +385 99 408 1238**

includes additional land, a forest with a landscaped park and walking path covering 5,324 m<sup>2</sup>. The estate is located at the end of the settlement, ensuring extra privacy and tranquility.

The house is in an excellent location, with the nearest town offering essential services such as a store, school, kindergarten, etc., just 2.5 km away.

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