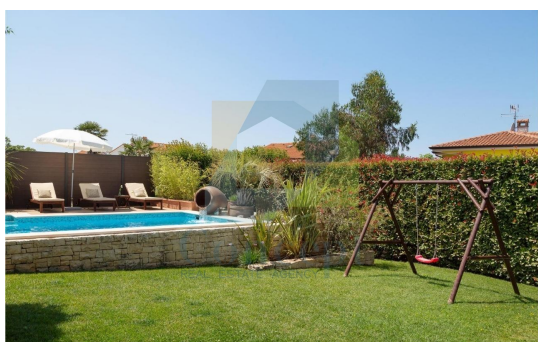




Code :	00013
Location :	Poreč
Building area :	330 m ²
Land area :	776 m ²
Distance from the center :	3000 m
Distance from the sea :	3500 m
Orientation :	West
Number of floors :	2
Number of bedrooms :	3
Number of rooms :	5
Number of bathrooms :	2
Number of toilets :	1
Storage room :	Yes
Parking :	Yes
Garage :	Yes
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 699.000 €

In a peaceful location in the suburbs of Poreč, just 3 km from the center, is a spacious house with a pool, with a total living area of 330 m². It was built on a plot of 776 m², on the edge of the construction zone, providing tranquility and privacy while still being close to all necessary amenities.

The beaches are 3.5 km away, and shopping centers are just 2.5 km away, allowing for quick access to urban facilities while maintaining a serene environment.

The house spans three levels. The basement includes a garage for two vehicles, a boiler room, a laundry room, and additional storage. The ground floor features a spacious living room connected to the kitchen and dining area, with access to a covered terrace by the pool. On the same level, there are three bedrooms, two bathrooms, and a guest toilet. The attic is adapted for additional needs and currently serves as a bedroom but can have other purposes.

The yard is adorned with Mediterranean herbs, a lawn, and a



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large pool with a sunbathing terrace. An automatic irrigation system facilitates garden maintenance, while the enclosed yard ensures privacy. In front of the entrance, there is public parking for multiple vehicles.

The house is sold fully furnished and equipped, ready for comfortable living or as an investment with rental potential.