



<b>Code :</b>	00274
<b>Location :</b>	Poreč
<b>Building area :</b>	165 m <sup>2</sup>
<b>Land area :</b>	436 m <sup>2</sup>
<b>Distance from the center :</b>	500 m
<b>Distance from the sea :</b>	10000 m
<b>Orientation :</b>	South
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	4
<b>Number of bathrooms :</b>	2
<b>Storage room :</b>	Yes
<b>Sea view :</b>	Yes
<b>Number of parking spaces :</b>	1
<b>Private pool :</b>	Yes
<b>Terrace :</b>	Yes
<b>Air conditioning :</b>	Yes
<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>Sewerage infrastructure :</b>	Yes

**Price** **545.000 €**

For sale is a house with an area of 165 m<sup>2</sup> in an excellent location, just 6 km from the sea and 9 km from the center of Poreč.

It is spread over two floors. The ground floor features a hallway, a bathroom, a storage room, and a kitchen and dining area connected to the living room in an open-space concept. From the living room, you can access a covered terrace of 20 m<sup>2</sup> with a view of the garden and surrounding nature. In the enclosed garden, there is a pool as well as an outdoor stone barbecue.

On the upper floor, there are three bedrooms and two bathrooms, with one of the rooms having access to a balcony overlooking the sea.

The house is equipped with air conditioning for heating and cooling, and thanks to the existing chimney, there is a possibility of installing a fireplace. There is also an additional storage room of 15 m<sup>2</sup> suitable for storing tools, bicycles, etc.



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One parking space is secured in front of the house.

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