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|-------------------------------------|--------------------|
| <b>Code :</b>                       | 00285              |
| <b>Location :</b>                   | Poreč              |
| <b>Building area :</b>              | 250 m <sup>2</sup> |
| <b>Land area :</b>                  | 900 m <sup>2</sup> |
| <b>Distance from the center :</b>   | 500 m              |
| <b>Distance from the sea :</b>      | 10000 m            |
| <b>Orientation :</b>                | West               |
| <b>Number of floors :</b>           | 2                  |
| <b>Number of bedrooms :</b>         | 4                  |
| <b>Number of rooms :</b>            | 5                  |
| <b>Number of bathrooms :</b>        | 4                  |
| <b>Storage room :</b>               | Yes                |
| <b>Sea view :</b>                   | Yes                |
| <b>Parking :</b>                    | Yes                |
| <b>Garage :</b>                     | Yes                |
| <b>Private pool :</b>               | Yes                |
| <b>Central heating (oil) :</b>      | Yes                |
| <b>Air conditioning :</b>           | Yes                |
| <b>Ownership certificate :</b>      | Yes                |
| <b>Building permit :</b>            | Yes                |
| <b>Electricity infrastructure :</b> | Yes                |
| <b>Water infrastructure :</b>       | Yes                |
| <b>Sewerage infrastructure :</b>    | Yes                |

|              |                  |
|--------------|------------------|
| <b>Price</b> | <b>727.000 €</b> |
|--------------|------------------|

For sale is a renovated detached stone house measuring 250 m<sup>2</sup> on a plot of land of 900 m<sup>2</sup>.

On the ground floor, there is a spacious living room with a kitchen and dining area, a guest toilet, and a bedroom with an en-suite bathroom. On the upper floor, there are three more bedrooms and two bathrooms.

In the landscaped garden with a sea view, there is a pool with a waterfall, alongside which is a tavern with a fireplace, an additional kitchen, and a toilet, suitable for staying and socializing during the warmer months.

Heating is provided by central underfloor heating powered by heating oil, while several air conditioning units are installed in the house for cooling. An irrigation system is set up in the garden.

The house is sold furnished. It is located on the edge of a quiet village that offers all the necessary amenities for living. The distance from Poreč and the sea is 9 km.



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