



<b>Code :</b>	00373
<b>Location :</b>	Poreč
<b>Building area :</b>	171 m2
<b>Land area :</b>	6600 m2
<b>Distance from the center :</b>	4000 m
<b>Distance from the sea :</b>	7000 m
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	2
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	2
<b>Storage room :</b>	Yes
<b>Parking :</b>	Yes
<b>Central heating (wood) :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Fireplace :</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** **500.000 €**

In the western part of the Istrian peninsula, there is a house on a plot of land measuring 6600 m<sup>2</sup>. The residential area of the house is 171 m<sup>2</sup>, spread over the ground floor and the attic.

Upon entering the interior, a hallway leads to a spacious living room and dining area, a discreetly separated kitchen with access to a covered outdoor terrace, and an open space of another outdoor terrace in front of the house entrance.

The ground floor features two bedrooms and two bathrooms. The attic is currently used as a storage space, but there are plans to convert it into an additional bedroom with a bathroom.

The house is surrounded by a large landscaped yard that includes two auxiliary buildings, which serve as guest houses.

Heating is provided by a wood-burning fireplace in the living room, and there is the possibility of central heating as radiators have been installed in the rooms.

The yard offers ample opportunities for landscaping and use.



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