



Code :	00399
Location :	Poreč
Building area :	420 m ²
Land area :	1250 m ²
Distance from the center :	1500 m
Distance from the sea :	1000 m
Orientation :	South-West
Number of floors :	2
Number of bedrooms :	5
Number of rooms :	6
Number of bathrooms :	4
Number of toilets :	1
Storage room :	Yes
Parking :	Yes
Private pool :	Yes
Terrace :	Yes
Balcony :	Yes
Central heating (oil) :	Yes
Air conditioning :	Yes
Ownership certificate :	Yes
Building permit :	Yes
Electricity infrastructure :	Yes
Water infrastructure :	Yes
Sewerage infrastructure :	Yes

Price **1.376.000 €**

For sale is a house in Poreč, located in a quiet neighborhood surrounded by nature, just 1 km from the sea. The house has a total area of 420 m², distributed over three levels.

In the basement, there is a tavern with a stone bar, a dining area with a fireplace, a kitchen, a toilet, and a glass wine cellar. The tavern is connected to the rest of the house by internal stairs leading to the ground floor.

On the ground floor, there are two bedrooms, two bathrooms with shower cabins, a living room with a fireplace and access to a winter garden and the yard, a kitchen with a dining area, and a storage room.

On the first floor, there are three bedrooms, one of which has an en-suite bathroom with a bathtub and shower, access to a balcony, and a dressing area. There is also another bathroom on this floor, an additional room with built-in wardrobes, and a space with access to a balcony that can serve multiple purposes.



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All rooms and bedrooms are air-conditioned, and heating is provided by radiators using heating oil. A storage room is located in the basement.

From the ground floor, there is access to a covered terrace and a yard of approximately 1,250 m², which features a sunbathing area and a swimming pool measuring 77 m². The yard also includes a barbecue area with a fireplace and wood-fired oven, an outdoor storage space, and a stone table shaded by vines.

The house is sold fully furnished and equipped.

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