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|-------------------------------------|--------------------|
| <b>Code :</b>                       | 00470              |
| <b>Location :</b>                   | Poreč              |
| <b>Building area :</b>              | 198 m <sup>2</sup> |
| <b>Distance from the center :</b>   | 4000 m             |
| <b>Distance from the sea :</b>      | 19000 m            |
| <b>Orientation :</b>                | South              |
| <b>Number of floors :</b>           | 3                  |
| <b>Number of bedrooms :</b>         | 3                  |
| <b>Number of rooms :</b>            | 8                  |
| <b>Number of bathrooms :</b>        | 1                  |
| <b>Storage room :</b>               | Yes                |
| <b>Number of parking spaces :</b>   | 1                  |
| <b>Terrace :</b>                    | Yes                |
| <b>Air conditioning :</b>           | Yes                |
| <b>Year of construction :</b>       | 1968               |
| <b>Ownership certificate :</b>      | Yes                |
| <b>Occupancy permit :</b>           | Yes                |
| <b>Electricity infrastructure :</b> | Yes                |
| <b>Water infrastructure :</b>       | Yes                |

**Price** **220.000 €**

For sale is a terraced house with an additional property for renovation, located in a quiet area near Poreč, just 19 km from the city and the sea.

The house is situated in the middle of the row and is built on a plot of 133 m<sup>2</sup>, with a total floor area of 198 m<sup>2</sup> spread across three levels. The ground floor includes a cellar, a water tank, and parking space for one vehicle. An external staircase leads to the first floor, where there is an entrance hallway, a kitchen with a dining area, a living room, a bathroom, and one bedroom. The second floor features two bedrooms and a large terrace with a view of the surrounding village and nature.

The house is move-in ready but requires renovation soon.

In addition to the main house, an extra property on a plot of 212 m<sup>2</sup> is also for sale. This plot includes a smaller stone barn with a footprint of approximately 45 m<sup>2</sup>, along with an additional room that is currently not legalized but has the potential for legalization. The yard also contains a garage that should be removed to create more space. The property is equipped with water and electricity connections.

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