



Code :	00588
Location :	Poreč
Building area :	164 m2
Land area :	2000 m2
Distance from the center :	8000 m
Distance from the sea :	24000 m
Orientation :	South-West
Number of floors :	1
Number of bedrooms :	3
Number of rooms :	4
Number of bathrooms :	1
Number of toilets :	1
Parking :	Yes
Private pool :	Yes
Central heating (wood) :	Yes
Air conditioning :	Yes
Year of construction :	2009
Year of renovation :	2023
Condition :	Renovated
Ownership certificate :	Yes
Building permit :	Yes
Occupancy permit :	Yes
Electricity infrastructure :	Yes
Water infrastructure :	Yes

Price **449.000 €**

For sale is a beautiful detached single-story house located in a quiet and smaller area near Sveti Lovreč, surrounded by nature and a few family homes as well as holiday houses. Thanks to its position on the edge of the settlement, the property offers a high degree of privacy and a pleasant ambiance for living. It is 24 km away from Poreč and the sea.

The house is organized as a single-story residence with a functional layout, consisting of an entrance hallway, an open space that combines the living room, kitchen, and dining area, a storage room, three bedrooms, a bathroom, and an additional separate toilet for guests. Special emphasis is placed on the spacious covered terrace enclosed with glass walls, which features a summer kitchen with a dining area, while part of it is arranged as an additional living space. In front of the enclosed area, there is another terrace, partially covered.

The yard, covering 2,000 m², is carefully landscaped and fenced. In the front part, there is a heated pool with a sunbathing area



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and a garden shed. At the entrance of the property, there is a spacious paved parking area for multiple vehicles, with access to a garage that fits two cars. The rest of the yard is designed as a garden with decorative plants, equipped with an automatic irrigation system.

The house is equipped with central heating using wood, and additional comfort is provided by air conditioning units for heating and cooling. It is currently used as a private holiday home, not rented out, and is sold fully furnished and equipped.

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