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|-------------------------------------|--------------------|
| <b>Code :</b>                       | 00621              |
| <b>Location :</b>                   | Poreč              |
| <b>Building area :</b>              | 120 m <sup>2</sup> |
| <b>Distance from the center :</b>   | 7000 m             |
| <b>Number of floors :</b>           | 3                  |
| <b>Number of rooms :</b>            | 6                  |
| <b>Number of parking spaces :</b>   | 2                  |
| <b>Terrace :</b>                    | Yes                |
| <b>Balcony :</b>                    | Yes                |
| <b>Air conditioning :</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** **275.000 €**

Just 7 km from Poreč, in a peaceful setting and close to all essential amenities, this semi-detached house features two separate apartments and a landscaped yard with parking space for two vehicles.

The ground floor and first floor are connected by internal stairs and together form a spacious two-level apartment. The lower floor consists of a kitchen with dining area, a spacious living room, a bathroom, a separate toilet and a storage room, while the upper floor features two spacious bedrooms, one of which has access to a terrace. There is also the possibility of adding an additional bathroom to the larger bedroom.

A pellet stove provides heating for the living area, while the bedrooms are heated and cooled by air-conditioning units.

The second apartment, accessed via external stairs, is located on the first floor and consists of an entrance porch, kitchen, living room with dining area, a larger and a smaller bedroom, and a bathroom.

This property is an excellent choice for family living with the possibility of generating additional rental income, as well as a good investment for holiday rentals. The two separate apartments allow the property to be used simultaneously for personal needs and rental purposes, adding significant value to the property.