



Code :	02307
Location :	Poreč
Building size :	193 m2
Lot size :	717 m2
Number of floors :	3
Number of bedrooms :	4
Number of rooms :	14
Number of bathrooms :	3
Number of toilets :	0
Distance from center :	6000 m
Distance from sea :	4500 m
Energy efficiency :	Not specified
Parking :	Yes

Price : 600.000 €

For sale, a beautiful house with a total area of 193 m2, located on a plot of land of 717 m2 with a swimming pool, only 4.5 km from the sea and 6 km from the center of Poreč.

The house currently consists of 2 residential units that can be combined into one.

The smaller residential unit is on the ground floor, has 55 m2 and consists of an entrance hall, bedroom, bathroom, living room with kitchen and dining room and a covered terrace with a view of the yard and pool.

The larger residential unit is spread over the ground floor, first floor and attic, has 138 m2 and consists of an entrance hall, bathroom, kitchen, living room with dining room and a covered terrace on the ground floor, three bedrooms, a bathroom and a covered terrace on the first floor and an attic area of 33 m2 that can be completed to be an additional bedroom or the perfect home office.

The entire house has central pellet heating and is sold partially furnished. This house is a perfect opportunity for lovers of peace, yet close to the sea and the center of Poreč, and as such is suitable for year-round living and tourist rental.

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