



Code :	02541
Location :	Poreč
Building size :	310 m2
Lot size :	2400 m2
Number of floors :	2
Number of bedrooms :	6
Number of rooms :	8
Number of bathrooms :	2
Number of toilets :	2
Distance from center :	7000 m
Distance from sea :	600 m
Energy efficiency :	Not specified
Year of construction :	1970
Additional building potential :	Yes
Parking :	Yes
Garage :	Yes

Price : on request €

For sale, a very attractive real estate located in an ideal, strategic position, either for investing in apartments/houses for the market, real estate for rent or a combination of residential and catering spaces.

The property currently consists of a detached house with an area of

260 m2 built in the 70s of the last century, which consists of 2 identical apartments - one on the ground floor and one on the first floor. Each apartment consists of an entrance hall, a spacious living room with access to the terrace, a kitchen, 3 bedrooms with balconies. bathroom and toilet. Attached to the house is a 50 m2 garage, which currently serves as a warehouse, workshop and boiler room with central heating oil, and water heating via solar panels.

These facilities are located on a fenced plot of land of 2,400 m2, on which there are currently around 30 olive trees, kiwi plantations and vines. The advantage of this magnificent land is that it can also be divided into up to 5 smaller plots ideal for the construction of residential buildings with up to 3 apartments in each, 3 terraced houses per plot of land or severa...