



<b>Code :</b>	02649
<b>Location :</b>	Poreč
<b>Building size :</b>	115 m2
<b>Lot size :</b>	300 m2
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	2
<b>Number of rooms :</b>	4
<b>Number of bathrooms :</b>	1
<b>Number of toilets :</b>	0
<b>Distance from center :</b>	5000 m
<b>Distance from sea :</b>	5000 m
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	2006
<b>Year of last adaptation :</b>	2023
<b>Parking :</b>	Yes

Price : 329.000 €

For sale is a very attractive house of 115 m2, located in a quiet location, surrounded by untouched nature and a spacious olive grove, only 5 km from the center of Poreč and the sea.

The house consists of a spacious living room and dining room of 43 m2 with high ceilings, a separate and equipped kitchen, two bedrooms, a bathroom and a gallery that currently serves as an office, but can easily be converted into an additional bedroom if desired. The house faces southwest, ensuring that it is bathed in sunlight throughout the day.

Next to the main entrance, there is a beautiful, partially enclosed terrace of approximately 15 m2, which is ideal for pleasant evening gatherings with a glass of wine. Behind the house is a courtyard where it is possible to build a swimming pool, while in front of the house there is a parking lot for up to 3 cars. The house was thoroughly renovated for the winter of 2023/2024, and is equipped with inverter air conditioning for heating and cooling, as well as a wood-burning fireplace.

The beautiful surrounding nature makes this area ideal for walkers and cyclists. A children's pl...