



<b>Code :</b>	02703
<b>Location :</b>	Poreč
<b>Building size :</b>	154 m2
<b>Lot size :</b>	277 m2
<b>Number of floors :</b>	3
<b>Number of bedrooms :</b>	2
<b>Number of rooms :</b>	6
<b>Number of bathrooms :</b>	2
<b>Number of toilets :</b>	0
<b>Distance from center :</b>	7000 m
<b>Distance from sea :</b>	3500 m
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	1920
<b>Year of last adaptation :</b>	1980
<b>Parking :</b>	Yes

**Old price :** 286.000 €

**New price :** 259.000 €

For sale is a beautiful property with a total area of

154 m2, on a plot of land of 277 m2, situated in an attractive and idyllic location only 3.5 km from the sea and 7 km from the center of Poreč.

The property consists of:

-1) a semi-detached stone house, built around 1920, with an area of

83 m2, arranged on the ground floor with a living room, dining room and kitchen, a mezzanine with a hallway and bathroom and a connection to the attached ground floor, a floor with a bedroom and an attic

-2) a high ground floor house, built around 1980, with an area of

57 m2 with a living room, dining room, kitchen, bedroom, bathroom, storage room and a covered terrace

-3) an auxiliary building, built around 1980, with an area of

14 m2, which is currently used as a storage room

The property has a lot of potential and can be very nicely renovated and used as a property ideal for living, but also for tourist rentals. In addition,



**ISTRIA FUTURA**

**Aldo Negri 1, 52440 Poreč**

**mail: [info@istria-futura.com](mailto:info@istria-futura.com)**

**web: [www.istria.estate](http://www.istria.estate)**

**info: +385 (0) 91 201 7289 | +385 (0) 52 453 430**

there is the possibility of purchasing agricultural land of 14,824 m<sup>2</sup>, approximately 500 m from the house, for an additional €125,000.

New, reduced price €259,00...