



Code :	02517
Location :	Poreč
Building size :	155.00 m2
Plot size :	367 m2
Garden size :	200 m2
Distance from see :	1000 m
Numer of floors :	2
Number of bedrooms :	4
Number of rooms :	3
Number of bathrooms :	3
Parking :	Yes
Energy efficiency :	being prepared
Year of construction :	2006
Year of last adaptation :	2021
Swimming pool :	Yes
Fireplace :	Yes
Barbecue :	Yes
Sat/Tv :	Yes
Alarm :	Yes
Video surveillance :	Yes
Fireplace :	Yes
Central heating :	Yes

Price : 530.000 €

A beautiful semi-detached house is located in a quiet location not far from Poreč and only 1 km from the sea. It was built in 2006, and the owners renovated it in 2021, and are continuously maintaining it. They bought it and used it exclusively for their needs, the house has never been rented! It has a total of 155.55 m2 with terraces (135 m2 of closed space), on a plot of 367 m2. The garden is 200 m2. The house consists of a ground floor and a first floor, it has a Mediterranean-rustic style. On the ground floor there is a hallway, a bedroom, a bathroom, a large living room with a fireplace and a kitchen with a dining room. From the living room and the kitchen there is access to the covered terrace where there is another fireplace and dining table, and to the garden. Upstairs there are two more bedrooms, each with its own bathroom, which share a spacious covered terrace. The terrace is connected to the garden by an external staircase. The garden is beautifully landscaped with Mediterranean plants, an old olive tree, landscaped lawn, and a 30 m2 swimming pool. Next to the pool, a small stone garden house of 7 m2 has been built, where everything is provided for the sauna or can be used as a storage room. There is an outdoor shower next to the pool and the house. The house has 2 parking spaces. The entire garden is enclosed by a wall, greenery or a metal fence. In the back of the house, near the pool, there is a storage room/boiler room and a summer kitchen. The house is sold with custom-made furniture for the entire house. The heating is regulated centrally on heating oil. Portable air conditioning is installed only in one bedroom. An alarm and a video camera were also installed. The house



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can be moved in immediately!

NOTE: We are not responsible for any errors in property descriptions, but we strive to be as precise and accurate as possible. The property can only be viewed with a signed Brokerage Agreement, which serves as the basis for further actions related to the purchase and the payment of the commission, all in accordance with the Real Estate Brokerage Act.