



Code :	02687
Location :	Poreč
Building size :	145.00 m ²
Plot size :	1200 m ²
Garden size :	1200 m ²
Distance from see :	10000 m
Number of bedrooms :	3
Number of rooms :	4
Number of bathrooms :	3
Parking :	Yes
Energy efficiency :	being prepared
Year of construction :	2024
Air conditioning :	Yes
Fireplace :	Yes
Underfloor heating :	Yes
Građevinska :	Yes
Fireplace :	Yes
Air conditioning :	Yes
Heat pump :	Yes

Price : 670.000 €

Approximately 10 km from Poreč, in the vicinity of Baderna, a beautiful single-storey house is for sale in an extremely quiet location - it is located on a plot of 1200m² and is located on the edge of the construction area - the single-storey house is 145 m² in size: hallway, living room, kitchen, three bedrooms, three toilets, three bathrooms, laundry room, boiler room, studio apartment, and a covered terrace of 51m².

POSSIBILITIES

- extension to the attic of 150m², with water and electricity connections
- additional living space in the attic
- discount with a renowned interior design house

Key features of the property:

1. Location

- Distance from Poreč: 10 km
- Distance from Rovinj: 30 km
- Proximity to the highway: 1.5 km
- Nearest shop: 4 km
- Surroundings: Agricultural areas and forests, ideal for a peaceful life.

2. Residential area

- Total area: 145.1 m²
- Facilities (see pictures 2 and 3): hallway, living room, kitchen, 2 bathrooms, 3 bedrooms (master bedroom with walk-in closet), laundry room, boiler room, studio apartment with private bathroom.
- Covered terraces: 51.2 m².

3. Heating and security systems

- Heating systems: air conditioning, heat pump with underfloor heating (Viessmann), wood-burning fireplace.
- Water purifier: Viessmann Aquahome.

- Security: video surveillance with 4 cameras and audible alarm system.

4. Expansion potential

- Attic: 150 m² with electricity, water and sewage connections, with the possibility of converting into residential space.
- Possibility of building an external staircase.
- Insulation: Top-quality insulation system (35 cm wall thickness).

6. Outdoor facilities

- Parking space: for 4 vehicles.
- Possibility of building a swimming pool and summer area: on an area of

400-600 m².

- Planned summer kitchen.

This property offers the ideal combination of comfort, privacy and customization to your needs, which makes it an excellent investment. It is perfect for anyone who wants to escape the city bustle and enjoy life in Istria.

- 35cm wall thickness insulation.

OUTDOOR FACILITIES

- possibility of organized parking for 4 vehicles
- space for building a swimming pool
- preparation for a summer kitchen

The price of €670,000 includes the installation of parquet, interior doors, tiling and sanitary ware

If the buyer is interested, it is also possible to purchase the adjacent plot of 820m² for €80,000.

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.