



<b>Code :</b>	02729
<b>Location :</b>	Poreč
<b>Building size :</b>	135.00 m2
<b>Garden size :</b>	420 m2
<b>Distance from center :</b>	300 m
<b>Distance from see :</b>	10000 m
<b>Numer of floors :</b>	2
<b>Number of bedrooms :</b>	2
<b>Number of rooms :</b>	4
<b>Number of bathrooms :</b>	1
<b>Sea View :</b>	Yes
<b>Parking :</b>	Yes
<b>Energy efficiency :</b>	being prepared
<b>Air conditioning :</b>	Yes
<b>Vlasnički list :</b>	Yes
<b>Air conditioning :</b>	Yes

**Price :** 270.000 €

In an attractive location near Poreč, an interesting property is for sale - two stone houses with a spacious yard and a beautiful sea view.

Located in a quiet and well-maintained settlement with complete infrastructure (electricity, water, sewage), this property is located just 300 meters from all important amenities, and 10 km from the sea and the center of Poreč. Thanks to its location and potential, it is ideal for both living and tourist rental.

The first house - a single-storey house - covers approximately 75 m<sup>2</sup> of net usable area, and consists of two bedrooms, a bathroom, a hallway, and an open space that combines the kitchen, dining room and living room. The house is fully furnished and equipped, and ready to move in without additional investment. The air conditioning system ensures a comfortable temperature throughout the year.

The second house is a two-storey house with a ground floor and an upper floor, with a total area of

approximately 60 m<sup>2</sup>. It needs complete renovation, but offers numerous possibilities for decoration according to your own wishes.

The spacious yard overlooking the sea offers enough space to build a swimming pool, sundeck, summer kitchen and other facilities for outdoor enjoyment.

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



**HABITARE REAL ESTATE**

**Mate Vlašića 20, 52440 Poreč**

**mail: [info@habitare.hr](mailto:info@habitare.hr)**

**web: [habitare.hr](http://habitare.hr)**

**Tel: +385 52 433 801 | Mob: +385 98 411 430**

payment of the commission, all in accordance with the Real Estate Brokerage Act.