



Code :	02730
Location :	Poreč
Building size :	100.00 m ²
Garden size :	50 m ²
Distance from center :	100 m
Distance from see :	1500 m
Numer of floors :	3
Number of bedrooms :	1
Number of rooms :	3
Number of bathrooms :	2
Energy efficiency :	being prepared
Fireplace :	Yes
Vlasnički list :	Yes
Heat pump :	Yes

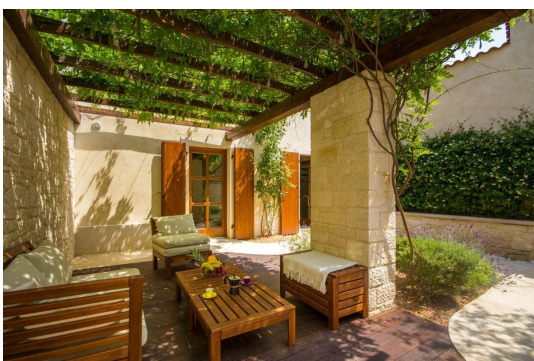
Price : 370.000 €



In a quiet Istrian village near Poreč, this charming and well-renovated stone house is located, a perfect blend of tradition and modern comfort. Thanks to the complete infrastructure and proximity to all important amenities, the property represents an excellent opportunity for living, vacationing or investing in tourism.



This centrally located terraced house extends over three floors with a total area of



100 m² and includes a private courtyard of 50 m². The ground floor offers a spacious kitchen with dining room - an ideal place for family dinners and gatherings. On the first floor there is a comfortable living room with a fireplace and a modern bathroom lined with natural Istrian stone. In the attic there is a master bedroom with an en-suite bathroom, also lined with stone, which further emphasizes the feeling of privacy and comfort. If desired, the living room can easily be converted into an additional bedroom.



The complete renovation was carried out with an emphasis on quality - top-quality materials and handmade elements were used, including Villeroy & Boch sanitary ware and Boch kitchen appliances. The interior is characterized by stone floating stairs and rustic oak beams that give the space a special aesthetic value.

The yard has been carefully landscaped and designed as an outdoor terrace with a fireplace and partial coverage, ideal for enjoying the outdoors. High stone walls provide complete privacy and create a peaceful, relaxing environment.

Thanks to the heat pump heating system, underfloor heating and additional cooling and heating via fan coil units, the house is suitable for living all year round. The location, just a few minutes drive from the



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beaches and only 9 km from Poreč, makes this property ideal for private use, but also as an extremely attractive property for tourist rental.

A combination of tradition, comfort and excellent location - the perfect opportunity for those who want an authentic Istrian home with modern amenities.

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.