



<b>Code :</b>	02747
<b>Location :</b>	Poreč
<b>Building size :</b>	134.00 m <sup>2</sup>
<b>Plot size :</b>	592 m <sup>2</sup>
<b>Garden size :</b>	592 m <sup>2</sup>
<b>Distance from center :</b>	8000 m
<b>Distance from see :</b>	8000 m
<b>Number of floors :</b>	1
<b>Number of bedrooms :</b>	4
<b>Number of rooms :</b>	5
<b>Number of bathrooms :</b>	3
<b>Parking :</b>	Yes
<b>Energy efficiency :</b>	being prepared
<b>Swimming pool :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Građevinska :</b>	Yes
<b>Vlasnički list :</b>	Yes
<b>Air conditioning :</b>	Yes

**Price :** 499.000 €

A charming detached house of 134 m<sup>2</sup> is for sale, located in a quiet area just 8 km from Poreč and the sea.

The house is spread over two floors and offers a functional layout ideal for family life or vacation. The ground floor consists of a living room, kitchen and dining area, covered terrace, hallway, one bedroom, bathroom, separate toilet, and a storage/technical room. The upper floor includes three bedrooms, an additional bathroom, a hallway, and a terrace.

The property sits on a 592 m<sup>2</sup> plot and is being sold fully furnished. In the yard, there is a 24 m<sup>2</sup> swimming pool (with a liner), perfect for summer relaxation. The house is equipped with air conditioning units, mosquito nets, installations for solar panels, and has a preparation for central heating as well as the possibility of installing a fireplace. Two parking spaces are also available.

This property is suitable for year-round living or as an investment for tourist rental.

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.