



<b>Code :</b>	02756
<b>Location :</b>	Poreč
<b>Building size :</b>	120.00 m <sup>2</sup>
<b>Plot size :</b>	324 m <sup>2</sup>
<b>Garden size :</b>	324 m <sup>2</sup>
<b>Distance from center :</b>	4500 m
<b>Distance from see :</b>	5000 m
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	4
<b>Number of bathrooms :</b>	2
<b>Number of toilets :</b>	1
<b>Energy efficiency :</b>	being prepared
<b>Year of construction :</b>	2015
<b>Swimming pool :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Fireplace :</b>	Yes
<b>Sat/Tv :</b>	Yes
<b>Građevinska :</b>	Yes
<b>Uporabna :</b>	Yes
<b>Vlasnički list :</b>	Yes
<b>Fireplace :</b>	Yes
<b>Air conditioning :</b>	Yes

**Price :** 420.000 €

For sale is an attractive single-storey house of 120 m<sup>2</sup>, located on a landscaped plot of 324 m<sup>2</sup>, just a few minutes' drive from the town of Poreč and the sea.

The house is sold fully furnished and comes with an already well-established tourist rental, providing the new owner with an immediate return on investment.

The property consists of a fully equipped kitchen with dining area and living room, a separate guest toilet, three bedrooms and two bathrooms.

At the front of the garden, there is a swimming pool with a sunbathing area, protected by tall green vegetation.

There is also an atrium with a fireplace and a large table, perfect for family and friend gatherings.

Heating and cooling are provided via inverter air conditioning, and the house is arranged for comfortable living throughout the entire year.

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.