HABITARE REAL ESTATE
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Code :	02783
Location :	Poreč
Building size :	158.00 m2
Plot size :	326 m2
Garden size :	326 m2
Distance from center :	4000 m
Distance from see :	4000 m
Numer of floors :	2
Number of bedrooms :	2
Number of rooms :	4
Number of bathrooms :	2
Sea View :	Yes
Parking :	Yes
Energy efficiency :	being prepared
Year of construction :	2005
Air conditioning :	Yes
Fireplace :	Yes
Sat/Tv :	Yes
Građevinska :	Yes
Vlasnički list :	Yes
Rješenje o izvedenom stanju :	Yes
Fireplace :	Yes
Air conditioning :	Yes

Price : 410.000 €

For sale is an attractive semi-detached house situated in a peaceful residential area, just a few minutes' drive from the center of Poreč and the nearest beaches. The property has a total area of 158 m² and is spread over two floors — the ground floor and the first floor — each functioning as a separate residential unit, providing additional privacy and various usage possibilities.

The ground floor consists of an entrance hall, a corridor with a storage room, a kitchen connected to the dining area, a living room, a bathroom, and one bedroom.
The first floor features a hallway, a living room with access to a spacious terrace, a dining area, a kitchen, a bathroom, and a bedroom. Both units are equipped with air conditioning for heating and cooling, while the ground floor also has a pellet stove, ensuring pleasant temperatures during colder months.

The outdoor area includes a beautiful covered dining space, a barbecue, and a garden shed. The house comes with two parking spaces.

Thanks to its quiet location, proximity to the sea, and all essential amenities, this property represents an excellent opportunity for family living, a holiday home, or an investment in tourist rental.

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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.