



Code :	01814
Location :	Poreč
Building size :	307.08 m2
Lot size :	645 m2
Distance from city :	5000 m
Distance from sea :	5000 m
Number of floors :	2
Number of rooms :	9
Number of bedrooms :	5
Number of bathrooms / WC :	4 / 0
Year of construction :	1982
Year of last adaptation :	2023
Energy efficiency :	D
Parking lot :	Yes
Climate :	Yes
Satellite :	Yes
Heating - Central Oil :	Yes
Heating - Wood stove :	Yes
Furnished :	Yes
Depository :	Yes
Agency commission :	3 % + PDV

Price : 449.000 €

S180

A house with two apartments, a tavern and a garage located 5 km from Poreč and the sea.

The house covers a basement of 31.57m2, an upper ground floor of 116.57m2 and a 1st floor of 96.87m2.

There is a tavern and a boiler room in the basement.

On the ground floor there is a hallway, a study, 2 bedrooms, 2 bathrooms, a large living room, a kitchen, and a dining room.

On the 1st floor there is a hallway, 2 bedrooms, 2 bathrooms, 2 living rooms (one of which can be converted into another bedroom), kitchen and dining room.

In the yard there is a beautifully decorated garden with a fireplace, which provides a place to relax in the summer months.

In the yard there is also a garage with a bathroom of 31 m2, which serves as a work space and a tool room, but also contains a bathroom, so the future owner can convert it into a studio apartment.

There are also 2 storage spaces on the ground floor.

The house has central heating with heating oil, the apartment on the ground floor also has a wood stove, and for the summer period it has air conditioners for cooling.

There are 4 parking spaces in the garden.

The owners have a well-established business of renting out apartments.