



<b>Code :</b>	01827
<b>Location :</b>	Poreč
<b>Building size :</b>	91.65 m2
<b>Lot size :</b>	240 m2
<b>Distance from city :</b>	9000 m
<b>Distance from sea :</b>	9000 m
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	4
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms / WC :</b>	2 / 0
<b>Year of construction :</b>	2023
<b>Energy efficiency :</b>	A
<b>Parking lot :</b>	Yes
<b>Balcony :</b>	Yes
<b>Internet :</b>	Yes
<b>Climate :</b>	Yes
<b>Satellite :</b>	Yes
<b>Heating - Underfloor :</b>	Yes
<b>Heating - Heat pump :</b>	Yes
<b>Carpentry - PVC :</b>	Yes
<b>Furnished :</b>	Yes
<b>Depository :</b>	Yes
<b>Outdoor kitchen :</b>	Yes
<b>Fireplace :</b>	Yes
<b>Current implemented :</b>	Yes
<b>Conducted water :</b>	Yes
<b>Sewage implemented :</b>	Yes
<b>Building permit :</b>	Yes
<b>Agency commission :</b>	3 % + PDV

**Old price :** 345.000 €

**New price :** 330.000 €

#### K184

A beautiful family house, the last in a row, with a large and beautifully landscaped yard.

9 km from the city of Poreč and the sea, there is this beautiful terraced house on two floors.

On the ground floor there is a hallway, a storage room under the stairs, a bathroom, a kitchen (high-quality custom-made), a dining room and a living room with access to the terrace and yard.

On the first floor there is a bathroom, a laundry room and 3 bedrooms, two of which have their own balcony.

On the ground floor there is also a technical room where there is a boiler and a heat pump.

The entire house has underfloor heating via a heat pump, and cooling via an air conditioner.



**ISTRA PLUS REAL ESTATE**

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This house is decorated with a spacious and beautifully decorated yard of ca. 240m<sup>2</sup>, where there is a summer kitchen with a fireplace.

There are 4 parking spaces in front of the house.

All necessary facilities are located near the house: school, kindergarden, shop, post office, pharmacy, cafes and restaurants.

This house is an ideal solution to the housing issue or as an investment for the purpose of tourist rental.

The house is sold fully furnished.