



<b>Code :</b>	01834
<b>Location :</b>	Poreč
<b>Building size :</b>	248 m2
<b>Lot size :</b>	1067 m2
<b>Distance from city :</b>	800 m
<b>Distance from sea :</b>	8000 m
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	5
<b>Number of bedrooms :</b>	4
<b>Number of bathrooms / WC :</b>	3 / 2
<b>Year of last adaptation :</b>	2019
<b>Energy efficiency :</b>	Not specified
<b>Sea View :</b>	Yes
<b>Parking lot :</b>	Yes
<b>Balcony :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Climate :</b>	Yes
<b>Satellite :</b>	Yes
<b>Heating - Underfloor :</b>	Yes
<b>Heating - Central Oil :</b>	Yes
<b>Carpentry - PVC :</b>	Yes
<b>Furnished :</b>	Yes
<b>Depository :</b>	Yes
<b>Alarm :</b>	Yes
<b>Fireplace :</b>	Yes
<b>Agency commission :</b>	3 % + PDV

Old price : 727.000 €

**New price : 685.000 €**

**K187**

Renovated Istrian stone house with a swimming pool, located on a plot of 1067 m2, which is surrounded by a wall and overlooks the sea.

The house is spread over the ground floor and the 1st floor.

On the ground floor there is a bedroom with access to the yard and its own bathroom, a storage room, a guest toilet, a spacious and beautifully decorated kitchen with a dining room, a living room from which there is an exit to a beautifully decorated yard with a swimming pool and a tavern that provides an oasis for enjoyment in all seasons.

On the first floor there is a hallway, a balcony, 2 bedrooms, 2 bathrooms, one room that the current owners use as a fitness room, but which can be converted into another bedroom.

The house has been renovated and decorated with high-quality stone, furniture, and details, and all spaces have been used to the maximum for a comfortable life.

The house has oil-fired underfloor heating and air conditioning in every room, as well as an alarm system.



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The tavern is free-standing, entered through a glass wall, and consists of a separate kitchen, toilet, spacious dining room with a fireplace, and a covered terrace for enjoying and relaxing on warmer days.

The yard is beautifully landscaped with Mediterranean plants, figs, olives and palm trees, and it has automatic irrigation and robotic lawnmowers that independently mow the entire yard.

There is also the possibility of buying an adjacent building plot of 942 m<sup>2</sup>.

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.