



<b>Code :</b>	01901
<b>Location :</b>	Poreč
<b>Building size :</b>	250 m2
<b>Lot size :</b>	778 m2
<b>Distance from city :</b>	3000 m
<b>Distance from sea :</b>	16000 m
<b>Number of floors :</b>	0
<b>Number of rooms :</b>	6
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms / WC :</b>	4 / 0
<b>Year of construction :</b>	2024
<b>Energy efficiency :</b>	Not specified
<b>Sea View :</b>	Yes
<b>Parking lot :</b>	Yes
<b>Balcony :</b>	Yes
<b>Internet :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Climate :</b>	Yes
<b>Sauna :</b>	Yes
<b>Carpentry - ALU :</b>	Yes
<b>Furnished :</b>	Yes
<b>Depository :</b>	Yes
<b>Agency commission :</b>	3 % + PDV

**Price :** 699.000 €

**K214**

House with a swimming pool and a spacious yard - near Poreč

The house consists of a basement, ground floor and first floor.

In the basement there is a technical room for the pool, then an area where there is a sauna, shower, toilet, a room with a fitness / game room, and a basement / storage area.

On the ground floor there is an entrance hall, a bathroom, 2 bedrooms, one of which has its own bathroom, a spacious living room with a dining room and an open space kitchen with a view and access to an outdoor terrace with a pergola, a sundeck and a 9mx3.85m pool. An internal staircase leads to the 1st floor, where there is a study, a spacious master bedroom with a separate dressing area, a technical room, a bathroom and a balcony with a view of the sea.

The whole house has aluminum joinery with 3-fold glazed chambers, electric blinds, vinyl parquet floor with 35-year warranty, insulation with 16 cm styrofoam and facade.

The house is heated and cooled by quality Fujitsu air conditioners.

The house is sold fully furnished.