



<b>Code :</b>	01927
<b>Location :</b>	Poreč
<b>Building size :</b>	156 m2
<b>Lot size :</b>	500 m2
<b>Distance from city :</b>	6000 m
<b>Distance from sea :</b>	6000 m
<b>Number of floors :</b>	0
<b>Number of rooms :</b>	4
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms / WC :</b>	3 / 0
<b>Year of last adaptation :</b>	2019
<b>Energy efficiency :</b>	Not specified
<b>Parking lot :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Climate :</b>	Yes
<b>Heating - Underfloor :</b>	Yes
<b>Heating - Central Oil :</b>	Yes
<b>Depository :</b>	Yes
<b>Agency commission :</b>	3 % + PDV

**Price :** 449.000 €

**K224**

In a quiet and pleasant family settlement, just eight kilometers from Poreč and the sea coast, this elegant single-storey house is located, offering the perfect combination of privacy, comfort and quality of life. The property was completely renovated in 2019, with special emphasis on functionality, top-quality materials and contemporary style.

The interior of the house consists of a spacious and bright living room, a modern kitchen connected to the dining room and three comfortable bedrooms. Each bedroom is designed as a separate unit and is equipped with a large comfortable bed, Smart TV and its own bathroom. The bathrooms are equipped with top-quality sanitary equipment from the renowned manufacturer Grohe and ceramics from Villeroy & Boch, which further emphasizes the level of luxury and quality.

The house also has two practical storage rooms and a separate boiler room, while two parking spaces are provided in front of the building. For complete security, a modern video surveillance system has been installed. Heating is provided by oil radiators, with a large 2,000-liter tank, which allows for reliable and efficient heating throughout the year.

The special value of this property is the outdoor area with a terrace, swimming pool and summer kitchen. The summer kitchen is equipped with top-of-the-line Miele appliances, including a gas stove, dishwasher and refrigerator, and is an ideal place for socializing and enjoying the outdoors. The pool is heated by a heat pump, which allows it to be used outside the summer season.

In the immediate vicinity there are shops, restaurants, cafes and all the amenities needed for everyday life, making this property an ideal choice for both



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a family home and for relaxation or tourism.