



Code :	01951
Location :	Poreč
Building size :	180 m2
Lot size :	923 m2
Distance from city :	0 m
Distance from sea :	9000 m
Number of floors :	0
Number of rooms :	7
Number of bedrooms :	5
Number of bathrooms / WC :	2 / 1
Year of construction :	2007
Energy efficiency :	Not specified
Sea View :	Yes
Parking lot :	Yes
Balcony :	Yes
Swimming pool :	Yes
Climate :	Yes
Furnished :	Yes
Agency commission :	3 % + PDV

Price : 440.000 €

K236

In a peaceful and idyllic environment, only 9 km from Poreč and its beautiful beaches, a charming rustic house with a swimming pool is for sale, with a total net area of

180 m². Built in 2007, this property has been owned by the same owners since the time of construction, and has been extremely carefully maintained.

Rustic elegance

Located in a location with an open view of the sea, the house exudes a traditional rustic style. Wooden beams, wooden floors and stone cladding create a warm and pleasant ambience, perfectly harmonized with the surrounding landscape.

Spacious and Practical Layout

The house is spread over three floors: basement, ground floor and first floor.

- Basement: it contains a three-room apartment with a kitchen, two bedrooms, a bathroom and a storage room, and direct access to the pool.
- Ground floor: spacious living room with fireplace, dining room and kitchen with access to a covered terrace, toilet and storage room. The terrace offers a beautiful view of the sea and the surrounding nature.
- First floor: three bedrooms, one of which has access to a balcony, and a shared bathroom.

In the landscaped garden there is a covered barbecue terrace, a swimming pool with a sunbathing area, surrounded by Mediterranean plants that ensure privacy and peace. The garden is carefully landscaped and surrounded by greenery, providing a perfect place to relax.



ISTRA PLUS REAL ESTATE

Istarskog razvoda 19, 52440 Poreč

mail: info@istraplus-realestate.com

web: www.istraplus-realestate.com

info: +385 91 521 8871

Location: The house offers extraordinary comfort, with numerous facilities in the immediate vicinity - market, coffee bar, several restaurants, fish market, kindergarten, school and post office are within walking distance.

Additional information: Furniture and appliances are included in the price, allowing you to move in and enjoy your new home right away.

The heating is regulated by air conditioning, and the first stage for central heating has been installed.