



<b>Code :</b>	02046
<b>Location :</b>	Poreč
<b>Building size :</b>	256.51 m2
<b>Lot size :</b>	705 m2
<b>Distance from city :</b>	4000 m
<b>Distance from sea :</b>	2000 m
<b>Number of floors :</b>	0
<b>Number of rooms :</b>	7
<b>Number of bedrooms :</b>	5
<b>Number of bathrooms / WC :</b>	3 / 0
<b>Year of construction :</b>	2002
<b>Energy efficiency :</b>	Not specified
<b>Parking lot :</b>	Yes
<b>Heating - Electricity :</b>	Yes
<b>Furnished :</b>	Yes
<b>Agency commission :</b>	3 % + PDV

**Price :** on request €

S262

A beautiful family house near Poreč, only 4 km from the city and 2 km from the sea, ideal for a comfortable life in a peaceful environment.

On the ground floor there is a spacious living area with a fireplace, kitchen, bathroom, bedroom and garage.

The basement offers additional space that can be adapted as a gym, a tavern for socializing or something else according to the wishes of the future owner.

The first floor of the house includes a second living area with a kitchen, storage room and terrace, a bathroom, two smaller bedrooms and a spacious master bedroom with its own bathroom and terrace.

The landscaped yard offers the possibility of building a swimming pool.

The house is equipped with solar panels and is heated by fan coil units, a heating system with a heat pump, which is an ecological and energy-efficient solution.

All windows have aluminum frames.

The house has an excellent layout, it is an ideal home for a comfortable and elegant life near the sea and beautiful Poreč.

It is sold fully furnished and equipped.