



Code :	02185
Location :	Poreč
Building size :	115 m2
Lot size :	300 m2
Distance from city :	5000 m
Distance from sea :	5000 m
Number of floors :	0
Number of rooms :	4
Number of bedrooms :	3
Number of bathrooms / WC :	1 / 0
Year of construction :	2006
Energy efficiency :	Not specified
Parking lot :	Yes
Climate :	Yes

Price : 315.000 €

K325

A very attractive house of 115 m2, located in a quiet location, surrounded by untouched nature and a spacious olive grove, only 5 km from the center of Poreč and the sea.

The house consists of a spacious living room and dining room of 43 m2 with high ceilings, a separate and equipped kitchen, two bedrooms, a bathroom and a gallery that is currently used as an office, but can easily be converted into an additional bedroom if desired. The house faces southwest, ensuring that it is bathed in sunlight throughout the day.

Next to the main entrance, there is a beautiful, partially enclosed terrace of approximately 15 m2, which is ideal for pleasant evening gatherings with a glass of wine. Behind the house is a courtyard where it is possible to build a swimming pool, while in front of the house there is a parking lot for up to 3 cars. The house was thoroughly renovated for the winter of 2023/2024, and is equipped with inverter air conditioning for heating and cooling, as well as a wood-burning fireplace.

The beautiful surrounding nature makes this area ideal for walkers and cyclists. A children's playground, a shop and several popular restaurants are within a few minutes' walk, and the property is less than a ten-minute drive from the beach and the center of Poreč, with a short drive to the Istrian Ypsilon highway connecting Trieste and Pula.

Located in a quiet street, yet close to all necessary amenities, the center of Poreč and the sea, this house offers an excellent opportunity for comfortable living or an investment property for rental.