ISTRA PLUS REAL ESTATE
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Code :	02216
Location :	Poreč
Building size :	275.75 m2
Lot size :	1360 m2
Distance from city :	1500 m
Distance from sea :	1500 m
Number of floors :	0
Number of rooms :	8
Number of bedrooms :	6
Number of bathrooms / WC :	3 / 1
Energy efficiency :	Not specified
Parking lot :	Yes
Balcony :	Yes
Heating - Electricity :	Yes
Heating - Central Oil :	Yes
Furnished :	Yes
Depository :	Yes
Jacuzzi :	Yes
Current implemented :	Yes
Conducted water :	Yes
Sewage implemented :	Yes
Agency commission :	3 % + PDV

Price :	700.000 €

K332

istria, Poreč
Detached house with two apartments + studio apartment and large garden – 1500 m from the sea

In a quiet and exceptionally well-maintained suburban area in Poreč, this very well-built and maintained detached house is located, ideal for family life or as an investment for tourist rental.
Surrounded by Mediterranean greenery, on a spacious plot of 1360 m², it offers the perfect combination of privacy, comfort and excellent location.

The house with a total living area of

275.75 m² consists of two spacious apartments, each with a separate entrance. The apartments are condominiums and properly registered in the land registry, which makes this property even more attractive.

On the ground floor there is a large apartment of 164 m². The space is extremely pleasant and functionally organized, and consists of a hallway, kitchen and spacious dining room connected to the living room. This open part of the house is

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particularly emphasized thanks to the access to a beautiful covered terrace overlooking olive trees and Mediterranean plants, which provides a perfect place to relax and enjoy warm summer evenings. On the ground floor there are three bedrooms, a storage room, a pantry, a dressing room, as well as a study of 20.43 m², which is currently renovated and fully functional as a separate studio apartment with its own kitchen, bathroom and living area.

On the first floor of the house, which is accessed via a separate entrance, there is a second apartment of 110.92 m². The apartment consists of a hallway, separate toilet, kitchen with pantry, dining room and living room that open onto a large and very beautiful terrace. In addition, the apartment has two bedrooms and a bathroom, which provides an ideal space for a family or guests.

The house has central heating, while the heating system, boiler and water heater are located in the basement, which ensures functionality and a pleasant stay throughout the year.

A special value for this property is given by the spacious and indented garden, which offers numerous possibilities for decoration, including the construction of a swimming pool with a sunbathing area.
There is also an additional building on the land - an auxiliary building of 37 m², currently used as a storage room, but with great potential to be converted into additional accommodation capacity, an apartment, a summer kitchen or a space adapted to your own needs.
It has parking for 4 cars.

This property represents an opportunity on the market - a house near the sea, in a quiet and well-maintained village, with a large garden and the possibility of additional development, perfect for family life or as an investment for tourist rental.