



<b>Code :</b>	02225
<b>Location :</b>	Poreč
<b>Building size :</b>	160 m2
<b>Lot size :</b>	2000 m2
<b>Distance from city :</b>	0 m
<b>Distance from sea :</b>	20000 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>	1 / 1
<b>Energy efficiency :</b>	Not specified
<b>Parking lot :</b>	Yes
<b>Garage :</b>	Yes
<b>Balcony :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Climate :</b>	Yes
<b>Heating - Fireplace :</b>	Yes
<b>Heating - Wood stove :</b>	Yes
<b>Furnished :</b>	Yes
<b>Depository :</b>	Yes
<b>Fireplace :</b>	Yes
<b>Agency commission :</b>	3 % + PDV

**Price :** 449.000 €

K225

House near Poreč - 160 m<sup>2</sup>, plot 2000 m<sup>2</sup>, swimming pool and garage

A detached house is located on the edge of the construction area, approximately 20 km from Poreč.

The land area is 2000 m<sup>2</sup>. The plot is planted with olive trees, a landscaped lawn with an irrigation system and a large swimming pool with built-in heating and a sunbathing area.

The living space covers 160 m<sup>2</sup> and is divided into a living room, kitchen with dining room, 3 bedrooms and 1 bathroom. From the living area there is access to a covered terrace.

There are 4 outdoor parking spaces and a garage with an electric door.

The house has a beautiful summer kitchen, which is glazed and connects with nature, there is a place for a pleasant stay, large gatherings, and cooking on a real brick fireplace.  
central heating - wood-burning stove - connected to central heating and radiators for the entire house.



**ISTRA PLUS REAL ESTATE**

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The quiet location, the large area of

the plot and the ratio of price to square footage make this property stand out as a potential investment or use for tourist purposes.