



Code :	02230
Location :	Poreč
Building size :	136 m2
Lot size :	850 m2
Distance from city :	500 m
Distance from sea :	9000 m
Number of floors :	0
Number of rooms :	4
Number of bedrooms :	3
Number of bathrooms / WC :	1 / 1
Year of last adaptation :	2024
Energy efficiency :	Not specified
Parking lot :	Yes
Agency commission :	3 % + PDV

Price : 550.000 €

K229

Istria, Poreč area – authentic stone house with a large plot and exceptional potential

A carefully renovated Istrian stone house is for sale, which perfectly combines traditional charm and modern comfort. Located in a quiet and well-maintained environment, only 8 km from Poreč and the sea, this property offers an ideal balance of privacy, nature and accessibility to all amenities.

The total living area is 136 m², while the house is located on a spacious plot of approximately 850 m², which also includes additional building land – a rare and extremely valuable advantage that opens up the possibility of expansion, construction of a swimming pool, guest house or additional facilities for tourist purposes.

The house was thoroughly renovated in 2024, while retaining the authentic Istrian character while introducing modern materials and functional solutions.

On the ground floor there is a cozy living room with a wood-burning stove that gives the space warmth and a special atmosphere, then a modern kitchen with a dining room and access to the terrace, a bedroom, an elegant bathroom and a practical pantry.

Upstairs there are two more bedrooms, a guest toilet and a balcony overlooking the greenery and peaceful surroundings. Additional value is provided by the spacious attic that can be arranged according to your own needs – as an additional living space, study or studio.

The exterior of this property presents a true Mediterranean atmosphere – several terraces for relaxation, a covered summer kitchen with a traditional stone oven,



ISTRA PLUS REAL ESTATE

Istarskog razvoda 19, 52440 Poreč

mail: info@istraplus-realestate.com

web: www.istraplus-realestate.com

info: +385 91 521 8871

a landscaped garden and auxiliary buildings that offer additional possibilities of use. There are also 4 to 6 parking spaces with a carport.

The house is equipped with electric radiators, air conditioning and a wood-burning stove, and all necessary connections (electricity, water, sewage) are provided.

Thanks to its location – near the town center, shops and restaurants, and yet in a quiet and green environment –

this property is ideal for year-round living, but also as an investment for tourist rental.

This is not just a house, but a space that offers a lifestyle – peace, authenticity and numerous possibilities for the future.