ISTRA PLUS REAL ESTATE
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Code :	02273
Location :	Poreč
Building size :	153 m2
Lot size :	606 m2
Distance from city :	7000 m
Distance from sea :	7000 m
Number of floors :	0
Number of rooms :	3
Number of bedrooms :	2
Number of bathrooms / WC :	1 / 0
Year of construction :	2006
Energy efficiency :	Not specified
Swimming pool :	Yes
Climate :	Yes
Heating - Electricity :	Yes
Depository :	Yes

Price : 395.000 €

K366
Single-story house with a pool and views of greenery and the sea – Poreč area (7 km away)

Situated in a peaceful and pleasant setting near Poreč, this beautiful detached single-story house offers an ideal blend of privacy, comfort, and proximity to all essential amenities.

Built in 2006 for the current owners' personal use, the property reflects high standards of construction and maintenance. It is laid out across a single level with a highly functional floor plan.
The interior comprises an entrance hall, a spacious living room connected to the dining area, a separate kitchen, a toilet, a bathroom, and two bedrooms.

A standout feature is the enclosed terrace, accessible from both the living room and dining area. This space offers a comfortable setting for socializing and relaxation year-round, boasting lovely views of the surrounding meadows and greenery, with a glimpse of the sea in the distance.

The landscaped grounds provide ample space for outdoor enjoyment.
A 34 m² swimming pool sits in front of the house; the entire property is enclosed by a stone wall, with an entrance gate ensuring added privacy.

The property includes a garage and an additional covered parking space, both accessible from the house via a covered walkway. Heating is provided by an oil-fired underfloor system, while an air conditioning unit allows for additional temperature control.

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The house is being sold fully furnished, allowing future owners to move in and enjoy the property immediately without the need for further investment. The documentation is in order, and the property has clear, sole ownership (1/1).

This property is an excellent choice for those seeking peace and privacy, ample space for family life or vacations, a private pool, and pleasant green surroundings, while still wanting to remain in close proximity to Poreč and all the amenities the city offers.

A property well worth considering, especially for buyers looking for a ready-to-move-in house with a garden and pool in a peaceful Istrian setting.