



PARENTIUM PREMIUM  
*Real Estate*

**PARENTIUM REAL ESTATE**

**Vukovarska 19, 52440 Poreč**

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<b>Code :</b>	01071
<b>Location :</b>	Poreč
<b>Building size :</b>	200 m <sup>2</sup>
<b>Lot size :</b>	720 m <sup>2</sup>
<b>Distance from center :</b>	3000 m
<b>Distance from sea :</b>	3000 m
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	10
<b>Number of bedrooms :</b>	4
<b>Number of bathrooms :</b>	2
<b>Number of toilets :</b>	1
<b>Seaview :</b>	Yes
<b>Parking :</b>	Yes
<b>Garage :</b>	Yes
<b>Basement :</b>	Yes
<b>Electric heating :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Air conditioning heating :</b>	Yes
<b>Heating by fireplace :</b>	Yes
<b>Central heating :</b>	Yes
<b>Year of construction :</b>	2001
<b>Energy efficiency :</b>	A+

**Price :** 460.000 €

Istria, Poreč

On the edge of a small settlement, just a few kilometers from the city and the sea, there is this beautiful house with an area of

200 m<sup>2</sup>, which is spread over a plot of land of approx. 720 m<sup>2</sup>.

In the basement of the house there is a kitchen, a laundry room and a boiler room.

The ground floor consists of a living room with a fireplace and access to the terrace (from which there is a fantastic view of the surroundings), a kitchen with a dining area, two bedrooms, a bathroom and a guest toilet.

On the first floor there are two more bedrooms, a bathroom and a huge terrace of 67m<sup>2</sup> with a view of the sea and the surrounding area.

The house is heated centrally, on the ground floor we have underfloor heating, on the first floor there are radiators - a heat pump (still under warranty).

The house also has a cistern for collecting rainwater 25m<sup>3</sup>, and a garage, covered parking for two vehicles of 50m<sup>2</sup>.

The yard is big enough to build a swimming pool.

The special feature of this house is that it is located at the end of the village



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and offers an unobstructed open view of the greenery and complete privacy, even though it is surrounded by other houses. It is sold fully furnished and due to its location and quality, it is an ideal opportunity for investment in tourism or for family life.