



PARENTIUM PREMIUM  
*Real Estate*

## PARENTIUM REAL ESTATE

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<b>Code :</b>	01072
<b>Location :</b>	Poreč
<b>Building size :</b>	106 m <sup>2</sup>
<b>Lot size :</b>	613 m <sup>2</sup>
<b>Distance from center :</b>	13000 m
<b>Distance from sea :</b>	13000 m
<b>Number of floors :</b>	1
<b>Number of rooms :</b>	3
<b>Number of bedrooms :</b>	2
<b>Number of bathrooms :</b>	2
<b>Number of toilets :</b>	1
<b>Seaview :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Parking :</b>	Yes
<b>Electric heating :</b>	Yes
<b>Air conditioning heating :</b>	Yes
<b>Heating by fireplace :</b>	Yes
<b>Year of construction :</b>	2020
<b>Energy efficiency :</b>	Not specified

Price : 440.000 €

Istria, Poreč

In a small settlement about 12 km from the city and the sea, there is this beautiful house with a pool of 106 m<sup>2</sup>, which is spread over a plot of land of approx. 613 m<sup>2</sup>.

The house extends over two floors.

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

We climb the stone staircase to the floor where there are two bedrooms, each with its own bathroom. The rooms offer a beautiful view of the sea.

In the yard there is a covered terrace, a swimming pool and a sunbathing area, as well as a place for grilling.

Each room has built-in air conditioners and a chimney where a pellet or wood stove can be installed later.

This property is sold fully furnished and is located not far from all amenities that are necessary for life, making it an ideal opportunity for investment in tourism or for family life.