



PARENTIUM PREMIUM  
*Real Estate*

**PARENTIUM REAL ESTATE**

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<b>Code :</b>	01226
<b>Location :</b>	Poreč
<b>Building size :</b>	116 m2
<b>Lot size :</b>	370 m2
<b>Distance from center :</b>	5000 m
<b>Distance from sea :</b>	5000 m
<b>Number of rooms :</b>	4
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	1
<b>Parking :</b>	Yes
<b>Electric heating :</b>	Yes
<b>Air conditioning heating :</b>	Yes
<b>Central heating :</b>	Yes
<b>Year of construction :</b>	2008
<b>Energy efficiency :</b>	B

**Price :** 399.000 €

Poreč, Istria

Only 5 km from the sea and the city center is this beautiful one-story house with an area of

116.83 m2 and a garden of 370 m2.

The house was built in 2008 and completely renovated in 2017.

A thermal facade with a thickness of 8 cm was installed, the covering is tiles, heating and cooling via two air conditioning units with a total thermal output of 13.5 kW, external PVC carpentry, central heating with a heat pump, solar collectors for hot water preparation, photovoltaic power plant 2.1 kw, satellite and TV reception is installed in all rooms.

The house consists of an entrance hall, a spacious living room, a kitchen with a dining room, two bedrooms and a bathroom, and a gallery with another bedroom.

The house is fully furnished and prepared for rent, categorized, so it is an ideal investment for a tourist rental or a quiet family life.