



PARENTIUM PREMIUM  
*Real Estate*

**PARENTIUM REAL ESTATE**

**Vukovarska 19, 52440 Poreč**

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**info: +385 99 21 46 917 | +385 98 99 46 041**



<b>Code :</b>	01282
<b>Location :</b>	Poreč
<b>Building size :</b>	600 m2
<b>Lot size :</b>	700 m2
<b>Distance from center :</b>	100 m
<b>Distance from sea :</b>	500 m
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	15
<b>Number of bedrooms :</b>	8
<b>Number of bathrooms :</b>	4
<b>Number of toilets :</b>	3
<b>Parking :</b>	Yes
<b>Garage :</b>	Yes
<b>Basement :</b>	Yes
<b>Electric heating :</b>	Yes
<b>Air conditioning heating :</b>	Yes
<b>Central heating :</b>	Yes
<b>Year of construction :</b>	n/a
<b>Energy efficiency :</b>	Not specified

**Price :** 1.150.000 €

Istria, Funtana

In a small fishing village, only a few kilometers from the town of Poreč and 500m from the first beaches, this beautiful commercial-residential property is located.

The house is located on a beautiful plot of land of approx. 700 m2, and the surface of the house itself is 650 m2.

The building itself consists of a residential part with 8 fully equipped rooms and 4 kitchens, 4 bathrooms and a spacious living room with access to the balcony. We also have a basement that can be converted into a space according to the wishes of the new owner.

There is also a restaurant on the ground floor. It consists of a kitchen, a hall, plus 2 bathrooms for guests and one for staff. Also, as in the residential part, there is a garage and a basement that could serve as a restaurant warehouse.

The house is heated by oil-fired central heating and air conditioners, which are also used for cooling.

It should be mentioned that the garden is large enough and has a regular shape, and it is possible to build summer kitchens or terraces, etc. on it.

With some additional investments and modifications, due to its specificity, this property would be a great investment in tourism and hospitality, either



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through renting rooms or apartments, or through a restaurant.