



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>	01503
<b>Location :</b>	Poreč
<b>Building size :</b>	384 m2
<b>Lot size :</b>	170 m2
<b>Distance from center :</b>	50 m
<b>Distance from sea :</b>	50 m
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	10
<b>Number of bedrooms :</b>	5
<b>Number of bathrooms :</b>	5
<b>Parking :</b>	Yes
<b>Garage :</b>	Yes
<b>Basement :</b>	Yes
<b>Electric heating :</b>	Yes
<b>Air conditioning heating :</b>	Yes
<b>Heating by fireplace :</b>	Yes
<b>Year of construction :</b>	1984
<b>Energy efficiency :</b>	Not specified

Old price : 465.000 €

**New price : 439.000 €**

Istria, Poreč - Funtana

**OPPORTUNITY!!!**

Exclusive offer from our agency!!!

In the vicinity of the town of Poreč, 50m from the well-maintained beaches in this small Istrian town, this spacious family house of 384m2 with a lot of potential is located.

The house is divided into 4 floors.

On the ground floor there is a family apartment with a living area of

96m2 with a covered terrace of 21m2.

Inside the apartment there is a living room with a kitchen and dining room, 2 bedrooms, a bathroom, a storage room and an entrance hall.

Upstairs we have one additional bedroom with its own bathroom and 2 furnished apartments, each of which has one bedroom, a bathroom and a small living room with a kitchen and dining room. One apartment has its own uncovered terrace of 14 m2.

In the attic, we have an unfinished space with a total area of



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96m<sup>2</sup> that can be converted into one larger apartment or 2 smaller apartments.

In the basement there is a garage, a tavern and a business space of 30 m<sup>2</sup> with all the necessary permits and papers.

We have access to the yard on both sides of the house with a paved parking space in front.

Heating/cooling is electric with air conditioners on all floors with the possibility of installing a wood/pellet stove.

The excellent location, price and proximity to the sea, just a few minutes' walk from this traditional family house, are an opportunity for your new business investment or as a property to solve the housing issue.