



PARENTIUM PREMIUM
Real Estate

PARENTIUM REAL ESTATE

Vukovarska 19, 52440 Poreč

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Code :	01503
Location :	Poreč
Building size :	384 m2
Lot size :	170 m2
Distance from center :	50 m
Distance from sea :	50 m
Number of floors :	2
Number of rooms :	10
Number of bedrooms :	5
Number of bathrooms :	5
Parking :	Yes
Garage :	Yes
Basement :	Yes
Electric heating :	Yes
Air conditioning heating :	Yes
Heating by fireplace :	Yes
Year of construction :	1984
Energy efficiency :	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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96m2 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 m2 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.