



PARENTIUM PREMIUM  
Real Estate

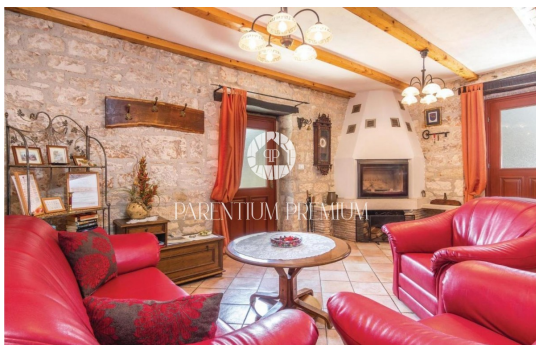
**PARENTIUM REAL ESTATE**

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<b>Code :</b>	01523
<b>Location :</b>	Poreč
<b>Building size :</b>	193 m2
<b>Lot size :</b>	7057 m2
<b>Distance from center :</b>	1700 m
<b>Distance from sea :</b>	1700 m
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	5
<b>Number of bedrooms :</b>	4
<b>Number of bathrooms :</b>	3
<b>Swimming pool :</b>	Yes
<b>Parking :</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>	n/a
<b>Energy efficiency :</b>	Not specified

**Price :** 2.300.000 €

Istria, Porec

This house is an ideal opportunity because since 2008 it has a well-established activity of seasonal rental to tourists. The living area of

this typical Istrian stone house is 193.47m2, and next to it, agricultural and urbanized land with a total area of

6,253m2 is for sale.

On the ground floor there is a living room, a kitchen, and a dining room, and there is also an external bathroom on the outside of the house.

The first floor has two bedrooms with attached bathrooms. There are two more bedrooms in the attic, each with its own bathroom.

Next to the house there is a swimming pool of 32 m2 and a hydromassage tub for 6 people.

On the outside of the house there is a covered terrace, a storage room for bicycles and a storage room, and a brick barbecue.

In the yard of the house is an orchard with a children's playground, which has a slide, swings, soccer goals and a trampoline.

In the immediate vicinity of the house there is a smaller object of 32 m2 with facilities for entertainment (darts, billiards, table football). The entire grounds of the house are surrounded by a wall and provide complete privacy.