



PARENTIUM PREMIUM  
*Real Estate*

**PARENTIUM REAL ESTATE**

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<b>Code :</b>	01631
<b>Location :</b>	Poreč
<b>Building size :</b>	150 m <sup>2</sup>
<b>Lot size :</b>	600 m <sup>2</sup>
<b>Distance from center :</b>	12000 m
<b>Distance from sea :</b>	12000 m
<b>Number of floors :</b>	1
<b>Number of rooms :</b>	4
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	1
<b>Number of toilets :</b>	1
<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>	2002
<b>Energy efficiency :</b>	Not specified

**Price :** 545.000 €

Istria Poreč

In a small town only 10 minutes' drive from the city of Poreč and its beautiful beaches and with all the facilities necessary for life from shops, restaurants, cafes, etc., there is this beautiful house of 150m<sup>2</sup> and a land area of 600m<sup>2</sup>.

The house consists of two floors, on the first floor of which there is an entrance hall with a storage room, a living room with a kitchen and an open space dining room with access to a covered terrace, a bedroom and a toilet. There are two bedrooms and a bathroom on the upper floor.

In the beautifully landscaped yard we find a swimming pool with a sunbathing area and a large barbecue, all surrounded by beautiful greenery and herbs.

Heating/cooling of the house is done through a pellet stove, and air conditioning units have been installed.

Due to its exceptional location and proximity to everything necessary for life and enjoyment, this property is great for solving the housing issue as well as for investing in tourism and tourist rentals.