



Code :	01909
Location :	Poreč
Building size :	307 m2
Lot size :	857 m2
Distance from center :	5000 m
Distance from sea :	5000 m
Number of floors :	2
Number of rooms :	9
Number of bedrooms :	5
Number of bathrooms :	4
Seaview :	Yes
Parking :	Yes
Garage :	Yes
Basement :	Yes
Air conditioning heating :	Yes
Heating by fireplace :	Yes
Central heating :	Yes
Year of construction :	1982
Energy efficiency :	Not specified

Istria, Porec

A well-maintained house with two apartments and a nice garden of 645m2 is for sale.

The house is located on a plot of land of 857 m2 and consists of a basement, a high ground floor and a first floor.

There is a tavern and a boiler room in the basement.

On the upper ground floor there is an entrance hall, a study, two bathrooms, two bedrooms, a spacious living room with a wood stove, a kitchen, and a dining room.

A separate external staircase leads to the first floor, where there is an entrance hall, two bathrooms, two living rooms, one of which can be converted into another bedroom or study, two bedrooms, and a kitchen and dining room.

The garden is beautifully landscaped and there is enough space to build a swimming pool, in the garden there is also a dining table with a fireplace to enjoy on summer days.

In the yard there is a garage with a 31m2 bathroom that can be converted into a studio apartment.

There are 2 more storage spaces on the ground floor.

The house has oil-fired central heating, while the apartment on the ground floor has a wood-burning stove, and it can be heated and cooled with air conditioners.

There are 4 parking spaces in the yard.

The owners have an apartment rental company that can also be taken over.

The house is sold partially furnished.

This property is an ideal solution for housing or as an investment for tourist purposes.