



PARENTIUM PREMIUM  
*Real Estate*

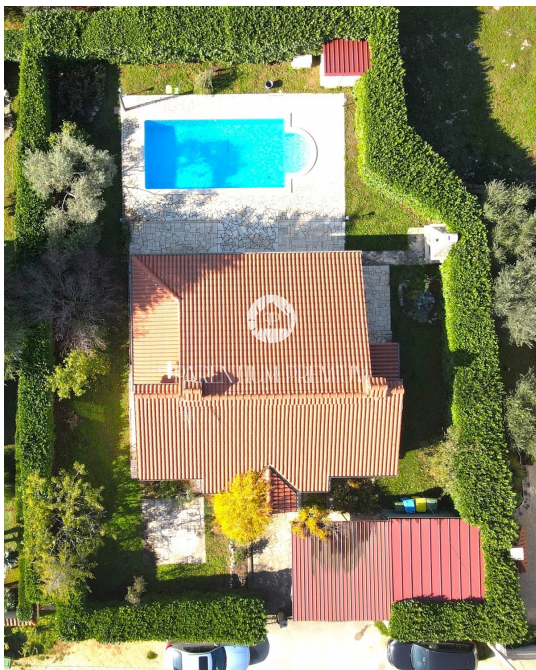
**PARENTIUM REAL ESTATE**

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<b>Code :</b>	01944
<b>Location :</b>	Poreč
<b>Building size :</b>	116 m <sup>2</sup>
<b>Lot size :</b>	761 m <sup>2</sup>
<b>Distance from center :</b>	7000 m
<b>Distance from sea :</b>	7000 m
<b>Number of floors :</b>	1
<b>Number of rooms :</b>	3
<b>Number of bedrooms :</b>	2
<b>Number of bathrooms :</b>	2
<b>Swimming pool :</b>	Yes
<b>Parking :</b>	Yes
<b>Garage :</b>	Yes
<b>Basement :</b>	Yes
<b>Electric heating :</b>	Yes
<b>Air conditioning heating :</b>	Yes
<b>Central heating :</b>	Yes
<b>Year of construction :</b>	2008
<b>Energy efficiency :</b>	Not specified

**Price :** 495.000 €

Istria, Poreč area

A single-storey house for sale near Poreč in a quiet area.  
The house has an area of

116 m<sup>2</sup> and is located on a plot of 761 m<sup>2</sup> and consists of an entrance hall, two bedrooms, two bathrooms, a storage room, a kitchen with a dining room and a living room with access to a partially closed and covered terrace. In the yard there is a heated swimming pool 7.70mx3.5m, with a sunbathing area and a fireplace for grilling.

The yard is fenced with a remote-controlled electric fence and a tall hedge that provides complete privacy and intimacy.

In front of the house there is a covered parking space and a garage.

The heating is on radiators via central oil heating, while air conditioners are also installed in every room.

The house is sold fully furnished.

All necessary facilities are located near the house: school, kindergarten, shop, cafe and restaurants.

Currently, the house is used as a tourist rental, but it can also be a solution to the housing issue.