



PARENTIUM PREMIUM  
*Real Estate*

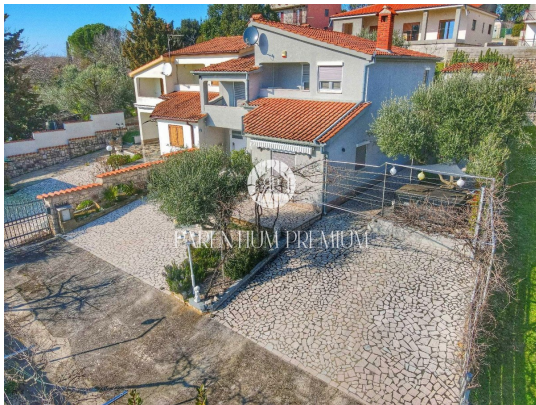
**PARENTIUM REAL ESTATE**

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<b>Code :</b>	01953
<b>Location :</b>	Poreč
<b>Building size :</b>	157.22 m <sup>2</sup>
<b>Lot size :</b>	250 m <sup>2</sup>
<b>Distance from center :</b>	4000 m
<b>Distance from sea :</b>	4000 m
<b>Number of floors :</b>	2
<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>Parking :</b>	Yes
<b>Garage :</b>	Yes
<b>Basement :</b>	Yes
<b>Air conditioning heating :</b>	Yes
<b>Central heating :</b>	Yes
<b>Year of construction :</b>	n/a
<b>Energy efficiency :</b>	Not specified

Istria, Porec

a semi-detached house for sale with a total area of

157.22 m<sup>2</sup>, with a beautiful yard of approx. 250m<sup>2</sup>, garage and jacuzzi.

The house is spread over two floors.

The ground floor consists of an entrance hall, a storage room, a toilet, a dining room with a kitchen and a spacious living room with exits to the terrace. On the ground floor there is also a storage room of 26 m<sup>2</sup> that can be rearranged according to the will of the new owner.

A beautifully decorated yard with a jacuzzi offers a place to enjoy, there are also parking spaces and a garage in the yard.

On the first floor there is a bathroom and three bedrooms, two of which have access to the balcony.

Heating is via a central heating oil stove, but it can also be heated and cooled via inverter air conditioners in all rooms.

The house is connected to the sewage system.

The house was renovated in 2023 and is being sold furnished.

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