



PARENTIUM PREMIUM  
Real Estate

**PARENTIUM REAL ESTATE**

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|                                   |               |
|-----------------------------------|---------------|
| <b>Code :</b>                     | 02017         |
| <b>Location :</b>                 | Poreč         |
| <b>Building size :</b>            | 120 m2        |
| <b>Lot size :</b>                 | 768 m2        |
| <b>Distance from center :</b>     | 9000 m        |
| <b>Distance from sea :</b>        | 9000 m        |
| <b>Number of floors :</b>         | 2             |
| <b>Number of rooms :</b>          | 4             |
| <b>Number of bedrooms :</b>       | 3             |
| <b>Number of bathrooms :</b>      | 2             |
| <b>Swimming pool :</b>            | Yes           |
| <b>Parking :</b>                  | Yes           |
| <b>Underfloor heating :</b>       | Yes           |
| <b>Air conditioning heating :</b> | Yes           |
| <b>Year of construction :</b>     | n/a           |
| <b>Energy efficiency :</b>        | Not specified |

**Price :** 500.000 €

Istria, Poreč area

A fully equipped house with a swimming pool is for sale, located in a quiet place near the town of Poreč.

The ground floor has a total area of

120 m2 and is located on a plot of 768 m2.

The house is spread over two floors.

The ground floor consists of a kitchen with a dining room and a living room in an open space concept with access to the terrace, one bedroom and a bathroom with underfloor heating.

On the first floor there is a bathroom with underfloor heating, and two spacious bedrooms, one of which has access to a spacious covered terrace overlooking the courtyard and the surroundings.

In the 650 m2 courtyard, which is decorated with Mediterranean plants, there is a covered parking lot, a 28 m2 swimming pool, a shower and a covered brick barbecue. The house is sold fully furnished and with all inventory.

The heating is electric, all rooms have air conditioning, while the bathrooms have underfloor heating.

This villa is ideal as a solution to the housing issue or as an investment for tourist purposes.

The buyer does not pay taxes, the property is sold with a business (company).

The papers are in order, the ownership is clear, the possibility of purchasing on credit.