



<b>Code :</b>	02026
<b>Location :</b>	Poreč
<b>Building size :</b>	81 m <sup>2</sup>
<b>Lot size :</b>	665 m <sup>2</sup>
<b>Distance from center :</b>	16000 m
<b>Distance from sea :</b>	12000 m
<b>Number of floors :</b>	1
<b>Number of rooms :</b>	2
<b>Number of bedrooms :</b>	1
<b>Number of bathrooms :</b>	1
<b>Parking :</b>	Yes
<b>Garage :</b>	Yes
<b>Basement :</b>	Yes
<b>Additional building potential :</b>	Yes
<b>Electric heating :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Heating by fireplace :</b>	Yes
<b>Year of construction :</b>	2010
<b>Energy efficiency :</b>	Not specified

Price : 240.000 €

Istria, Poreč - surroundings

In a peaceful Istrian village 12km from Vrsar and its well-maintained beaches, this charming stone house with a total living area of

70m<sup>2</sup> is located, with a covered terrace of 11m<sup>2</sup> and a garage of 36m<sup>2</sup>.

The house has been completely renovated and is divided into 2 floors. On the ground floor there is an entrance area that leads to the living room with kitchen and dining area.

On the first floor there is a bedroom with a bathroom.

In the yard we have a garage for a car of 36m<sup>2</sup> with the possibility of converting it into a smaller apartment.

In the yard there is also a summer room with a barbecue and an additional toilet and a green part of the garden.

The garden is building land and there is a possibility of building a swimming pool.

A project has been submitted for the installation of solar panels, they are included in this price and will be installed by the owner, which further increases the energy efficiency of the house.

Underfloor heating is installed on the ground floor with an additional wood-burning stove and air conditioning on both floors of this truly interesting Istrian house.



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**PARENTIUM REAL ESTATE**

**Vukovarska 19, 52440 Poreč**

**mail: [office@parentium-realestate.com](mailto:office@parentium-realestate.com)**

**web: [www.parentium-realestate.com](http://www.parentium-realestate.com)**

**info: +385 99 21 46 917 | +385 98 99 46 041**

In the immediate vicinity there are all the necessary amenities for a comfortable life such as shops, restaurants, post office, school, kindergarten, clinic and pharmacy.

This interesting property, richly equipped with a wealth of potential, is an ideal opportunity for people looking for peace and authentic Istrian scenery near the sea.