



<b>Code :</b>	02104
<b>Location :</b>	Poreč
<b>Building size :</b>	149 m <sup>2</sup>
<b>Lot size :</b>	150 m <sup>2</sup>
<b>Distance from center :</b>	6000 m
<b>Distance from sea :</b>	3000 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>Seaview :</b>	Yes
<b>Parking :</b>	Yes
<b>Basement :</b>	Yes
<b>Electric heating :</b>	Yes
<b>Air conditioning heating :</b>	Yes
<b>Heating by fireplace :</b>	Yes
<b>Central heating :</b>	Yes
<b>Year of construction :</b>	n/a
<b>Energy efficiency :</b>	Not specified

Price : 305.000 €

Istria, Poreč area

In a quiet and charming Istrian village near Poreč, this beautiful stone house is located, fully renovated in a traditional Istrian style, emphasizing authenticity and year-round comfort.

The house has a total gross area of 149 m<sup>2</sup> and a net living area of 111 m<sup>2</sup>, situated on a plot of 287 m<sup>2</sup>.

The ground floor features a spacious living room with a fireplace, a dining area, a guest toilet, and a storage room. From the living room, there is access to a covered terrace offering a lovely sea view and views of the surrounding greenery - a perfect place to relax in peace and privacy.

On the first floor, there are two bedrooms, an additional smaller room with a children's bed, and a bathroom with a shower. The house is equipped with new PVC joinery and mosquito nets.

Heating is provided via electric radiators throughout the house, a fireplace on the ground floor, and air conditioning on the upper floor, ensuring comfort all year round.

In the semi-basement, there is an additional space currently used as storage, but thanks to its private entrance, window, and connections for electricity and water, it offers the possibility of converting into a studio



PARENTIUM PREMIUM  
*Real Estate*

**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**

apartment, wellness area, or any other purpose.

The property includes two parking spaces, and an additional advantage is the fully fenced yard, providing privacy and making it ideal for pets. There is also enough space in the garden to build a swimming pool, further increasing the property's value for personal use or rental purposes.

The house is located just a few minutes' drive from the sea, about ten minutes from Poreč and Vrsar, and only 2 km from the nearest shop.

This property offers the perfect combination of privacy, tranquility, and authentic Istrian atmosphere. It is ideal for personal use as well as an excellent investment for tourist rental.