



PARENTIUM PREMIUM  
Real Estate

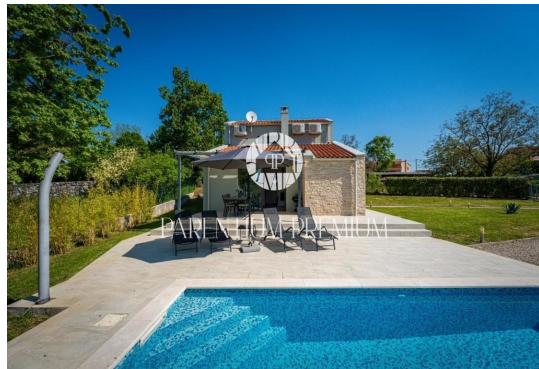
**PARENTIUM REAL ESTATE**

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<b>Code :</b>	02204
<b>Location :</b>	Poreč
<b>Building size :</b>	85 m <sup>2</sup>
<b>Lot size :</b>	780 m <sup>2</sup>
<b>Distance from center :</b>	200 m
<b>Distance from sea :</b>	27000 m
<b>Number of floors :</b>	2
<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>Air conditioning heating :</b>	Yes
<b>Heating by fireplace :</b>	Yes
<b>Year of construction :</b>	2021
<b>Energy efficiency :</b>	Not specified

Old price : 440.000 €

**New price : 363.125 €**

Istria, Sveti Petar u Šumi

For sale is an idyllic house with a pool located near Sveti Petar u Šumi, on the edge of a forest – the perfect place to escape the everyday hustle and enjoy complete peace and nature.

The house extends over two floors and sits on a spacious plot of 781 m<sup>2</sup>. The ground floor features a storage room, guest toilet, bedroom with its own bathroom, and a kitchen with dining area and living room with access to the terrace and yard where the pool with sunbathing area is located.

An internal staircase leads to the first floor, which offers another spacious bedroom with a loggia and private bathroom.

Heating and cooling are provided by air conditioning and electric central heating, ensuring comfortable living throughout the year. The fireplace in the living room adds a warm atmosphere during winter days.

In the fully fenced and landscaped yard, there are three parking spaces.

The sea and the town of Poreč are only 25 km away, while Pazin is 5 km, Rovinj 27 km, and Pula 35 km away – making this location perfectly connected and convenient for both living and vacation.

Don't miss this opportunity – an ideal property for a peaceful family life or as an investment for tourist rental in the heart of Istrian nature.