



<b>Code :</b>	02236
<b>Location :</b>	Poreč
<b>Building size :</b>	82.05 m <sup>2</sup>
<b>Lot size :</b>	80 m <sup>2</sup>
<b>Distance from center :</b>	7000 m
<b>Distance from sea :</b>	7000 m
<b>Floor :</b>	1
<b>Number of rooms :</b>	4
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	1
<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>Year of construction :</b>	n/a
<b>Energy efficiency :</b>	Not specified



Price : 269.000 €



Istria, Poreč

A spacious first-floor apartment with a private garden and open konoba, ideal for pleasant gatherings throughout the year, is for sale.

The apartment has a total surface area of 82.05 m<sup>2</sup>, a separate entrance and its own staircase leading to the first floor.

It consists of an entrance hall, three bedrooms, a bathroom, and a spacious living room with kitchen and dining area, with access to a large covered terrace, perfect for enjoying morning coffee or relaxing evenings.

Heating and cooling are provided by air-conditioning units, and there is also a chimney for a pellet or wood stove. The first phase of radiator installations has been completed throughout the apartment.

The 80 m<sup>2</sup> garden includes a parking space, while a special atmosphere is created by the open konoba with a fireplace (25 m<sup>2</sup>), designed as a space for gatherings with family and friends, barbecues, and enjoying the Istrian lifestyle. A 4 m<sup>2</sup> storage room is located next to the konoba.

The apartment is sold fully furnished.

Do not miss the opportunity for comfortable family living or as a secure investment.

