



PARENTIUM PREMIUM
Real Estate

PARENTIUM REAL ESTATE

Vukovarska 19, 52440 Poreč

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Code :	02237
Location :	Poreč
Building size :	157.35 m ²
Lot size :	330 m ²
Distance from center :	7000 m
Distance from sea :	7000 m
Number of rooms :	7
Number of bedrooms :	5
Number of bathrooms :	2
Parking :	Yes
Basement :	Yes
Electric heating :	Yes
Air conditioning heating :	Yes
Heating by fireplace :	Yes
Year of construction :	n/a
Energy efficiency :	Not specified

Price : 518.000 €

Istria, Poreč

A house with two registered apartments is for sale, located in a quiet area near Poreč, featuring a spacious garden, olive grove, and an open traditional cellar.

The house extends over the ground floor and first floor, with a total living area of 157.35 m², situated on a landscaped plot of 330 m², with an additional 25 m² open cellar.

The ground-floor apartment, with a surface area of 75.30 m², consists of an entrance area, two bedrooms, a bathroom, a kitchen with dining area, and a living room with access to a covered terrace, ideal for outdoor living.

The first-floor apartment, with a total area of 82.05 m², has a separate entrance and its own staircase, ensuring complete privacy. It comprises an entrance hallway, three bedrooms, a bathroom, and a spacious living room with kitchen and dining area, leading to a large covered terrace, perfect for morning coffee or evening relaxation.

Heating and cooling are provided via air-conditioning units, while an additional heating option is available through a chimney for a pellet or wood-burning stove. The first phase of installations for central heating radiators has also been completed throughout the house.

In front of the house there is a beautifully landscaped garden with an olive grove, three parking spaces, and an electric entrance gate.

A special atmosphere is created by the open cellar with a fireplace, designed as a space for social gatherings, barbecues, and enjoyment with family and



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friends. The house also includes a boiler room and a storage room for practical use.

The property is sold fully furnished.

This house represents an excellent opportunity for family living, permanent residence, or as a secure rental investment.