



PARENTIUM PREMIUM
Real Estate

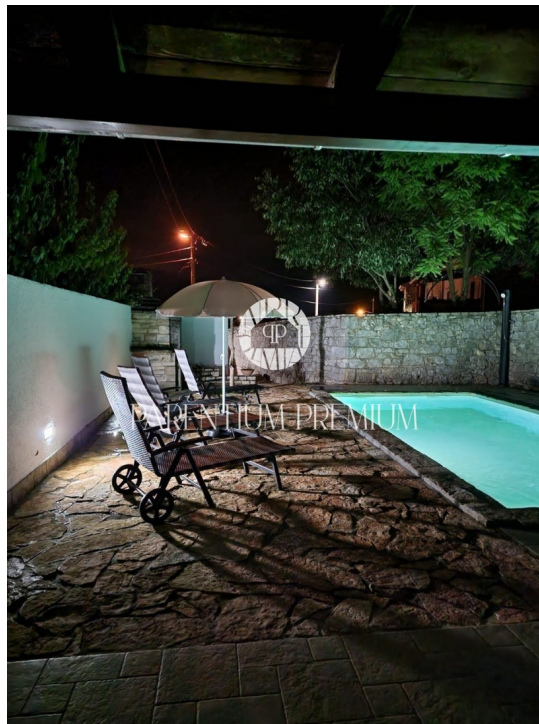
PARENTIUM REAL ESTATE

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Code :	02284
Location :	Poreč
Building size :	120 m ²
Lot size :	200 m ²
Distance from center :	8500 m
Distance from sea :	8500 m
Number of rooms :	3
Number of bedrooms :	2
Number of bathrooms :	2
Swimming pool :	Yes
Air conditioning heating :	Yes
Year of construction :	n/a
Energy efficiency :	Not specified

Price : 325.000 €

Istria, Poreč area

Authentic Istrian Stone House with Pool and Mediterranean Charm

Located in a ðžžžž and well-maintained settlement near Poreč and the coast, this charming and fully renovated stone house perfectly combines authentic Istrian character with comfortable living. It is ideal for lovers of privacy, Mediterranean architecture, and a relaxed lifestyle, while still being close to all amenities.

The house offers approximately 120 m² of living space and is fully furnished and ready to move in.

The ground floor features a cozy living room with a fireplace, a kitchen with dining area, a bathroom, and a storage room. The upper floor comprises two comfortable bedrooms and an additional bathroom, while the attic provides the possibility for further customization according to personal wishes - whether as an extra room, office, or relaxation area.

The approx. 200 m² garden ensures privacy and a true Mediterranean atmosphere, featuring a swimming pool, an outdoor barbecue fireplace, and several parking spaces. The house is air-conditioned, equipped with a fireplace, and connected to electricity, water, and sewage.

The surroundings are neat and harmonious, with several traditional stone houses nearby that further enhance the authentic Istrian ambiance.

This property represents an excellent opportunity as a family home, holiday retreat, or investment for tourist rental - combining the peace of an Istrian village with proximity to the sea.