



Code :	02289
Location :	Poreč
Building size :	250 m ²
Lot size :	1000 m ²
Distance from center :	3000 m
Distance from sea :	1000 m
Number of floors :	2
Number of rooms :	5
Number of bedrooms :	3
Number of bathrooms :	2
Parking :	Yes
Basement :	Yes
Heating by fireplace :	Yes
Year of construction :	n/a
Energy efficiency :	Not specified

Price : 700.000 €

Istria, Poreč

An authentic detached Istrian stone house is for sale, located in an excellent position just 1,000 m from the sea and only a few minutes' drive from the town of Poreč.

The house was renovated approximately 15 years ago, while retaining its original Istrian charm. It is spread over two floors and is organized as two separate apartments with private entrances, with each floor measuring approximately 88 m² gross (around 75 m² net).

The ground floor consists of a living room, kitchen, two bedrooms, a bathroom and a storage room / laundry area.

The first floor features a living room, a separate kitchen, a bathroom, a large bedroom and a storage room.

The house is situated on a plot of approximately 1,000 m², which also includes additional structures: a traditional Istrian well (štterna) with a space of approximately 32 m² beneath it, ideal for conversion into a tavern or wine cellar. On the land there are also two auxiliary buildings, one measuring approximately 40 m² and the other around 50 m², with potential for an additional accommodation unit, tavern or other facilities, as well as a summer kitchen.

Due to its authentic Istrian construction, large garden and proximity to the sea and the town of Poreč, this property represents an excellent opportunity for family living, tourist rental or investment.