



PARENTIUM PREMIUM  
*Real Estate*

**PARENTIUM REAL ESTATE**

**Vukovarska 19, 52440 Poreč**

**mail: office@parentium-realestate.com**

**web: www.parentium-realestate.com**

**info: +385 99 21 46 917 | +385 98 99 46 041**



<b>Code :</b>	00840
<b>Location :</b>	Poreč
<b>Building size :</b>	200 m2
<b>Lot size :</b>	1100 m2
<b>Distance from center :</b>	14000 m
<b>Distance from sea :</b>	12000 m
<b>Number of floors :</b>	1
<b>Number of rooms :</b>	6
<b>Number of bedrooms :</b>	5
<b>Number of bathrooms :</b>	3
<b>Number of toilets :</b>	2
<b>Swimming pool :</b>	Yes
<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>Central heating :</b>	Yes
<b>Year of construction :</b>	2008
<b>Energy efficiency :</b>	Not specified

**Price : 830.000 €**

Istria, Porec

In the vicinity of the town of Poreč, not far from Višnjan, lies this Istrian beauty built in a rustic style.

The villa itself is 200m2 in size and is located on a plot of 1100m2.

The villa spreads over 2 floors and on the ground floor we have a large open space living room with access to the terrace, kitchen, dining room, wood burning fireplace, 2 bedrooms, bathroom, guest toilet and boiler room. Upstairs there are 3 bedrooms, one of which has a separate bathroom and 2 rooms have access to sunny terraces. On this floor there is another bathroom and a separate toilet.

The house is fully equipped and sold with furniture included in the price.

In the yard there is a beautiful garden for summer enjoyment, which also houses a swimming pool, fireplace for barbecue, and a covered summer kitchen.

The house is centrally heated with air conditioning for summer cooling.

This house is an ideal investment for tourist rental since it has a well-established business and excellent booking every year.