



PARENTIUM PREMIUM  
*Real Estate*

**PARENTIUM REAL ESTATE**

**Vukovarska 19, 52440 Poreč**

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<b>Code :</b>	00920
<b>Location :</b>	Poreč
<b>Building size :</b>	254 m <sup>2</sup>
<b>Lot size :</b>	750 m <sup>2</sup>
<b>Distance from center :</b>	9000 m
<b>Distance from sea :</b>	1500 m
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	5
<b>Number of bedrooms :</b>	2
<b>Number of bathrooms :</b>	2
<b>Number of toilets :</b>	2
<b>Seaview :</b>	Yes
<b>Parking :</b>	Yes
<b>Garage :</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>	1968
<b>Energy efficiency :</b>	Not specified

**Price :** 397.000 €

Istria, Porec

In a beautiful Istrian settlement near the first beaches and not far from all essential facilities, this beautifully decorated and renovated Istrian stone house of 254m<sup>2</sup> is for sale, located on a plot of land of 750m<sup>2</sup>.

The house consists of 2 floors divided into a residential part located on the upper floor and a commercial space on the ground floor.

We climb to the upper floor via a separate external staircase located at the back of the house.

There is a fully equipped apartment with 2 bedrooms, a bathroom, a living room, a kitchen, a dining room and a covered terrace with a fireplace and barbecue.

All the windows in the living room offer a beautiful view of the sea and the town.

On the 1st floor, a commercial space was planned, but the current owners did not use it at all, and that part can be converted into a residential unit. On this floor there is also a sanitary unit with a bathroom, 2 toilets, a boiler room and a large garage.

In the beautifully landscaped yard at the back of the house, it is possible to create a swimming pool according to your own wishes.



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The entire house has oil-fired central heating and radiators are installed on both floors with the addition of air conditioning for summer cooling.

This house is an ideal opportunity to solve the housing issue due to its proximity to the school, market, pharmacy and other facilities necessary for everyday life or as a potential tourist investment.