



PARENTIUM PREMIUM
Real Estate

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Vukovarska 19, 52440 Poreč

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Code :	01137
Location :	Poreč
Building size :	290 m2
Lot size :	645 m2
Distance from center :	7000 m
Distance from sea :	7000 m
Number of floors :	2
Number of rooms :	10
Number of bedrooms :	6
Number of bathrooms :	5
Swimming pool :	Yes
Parking :	Yes
Basement :	Yes
Electric heating :	Yes
Air conditioning heating :	Yes
Heating by fireplace :	Yes
Central heating :	Yes
Year of construction :	2017
Energy efficiency :	Not specified

Price : 645.000 €

Istria, Poreč area

A beautiful 290m2 family house for sale with a swimming pool in a quiet location at the edge of the forest.

The house is located on a plot of 655m2, surrounded by a stone wall and a fence.

Beautifully landscaped garden, 24m2 swimming pool, in addition to a garden fireplace with canopy where there is a table for 6-8 people, fenced parking for 5 cars and one covered area for 1 car.

The house has three floors, which are divided into:

1) basement - furnished tavern of about 40 m2, there is also a boiler room, and an area under the pool where all pool equipment is located and easily accessible.

2) ground floor of the house (size 118m2) there is a large apartment with 2 bedrooms, 2 bathrooms, wardrobe, kitchen with dining room, living room with fireplace and exit to the terrace that has communication with the pool. A large, practical wall closet is installed in the hallway. From the fireplace in the living room, heating pipes (exhausting warm air) were passed through all the rooms in the apartment. The water is heated using solar panels.

3) floor (118m2) where two more apartments are located.



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One one-bedroom and one two-bedroom apartment, each of which has its own terrace.

The first phase of classic central heating was implemented throughout the house and all apartments are air-conditioned.

A very nice property, suitable for living, and also interesting as an investment.

The two apartments on the first floor are rented out during the summer, but there is also great interest from clients in renting the house as a whole.