



PARENTIUM PREMIUM  
*Real Estate*

## PARENTIUM PREMIUM REAL ESTATE

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|                                   |               |
|-----------------------------------|---------------|
| <b>Code :</b>                     | 01597         |
| <b>Location :</b>                 | Poreč         |
| <b>Building size :</b>            | 142 m2        |
| <b>Lot size :</b>                 | 650 m2        |
| <b>Distance from center :</b>     | 11000 m       |
| <b>Distance from sea :</b>        | 11000 m       |
| <b>Number of floors :</b>         | 1             |
| <b>Number of rooms :</b>          | 5             |
| <b>Number of bedrooms :</b>       | 4             |
| <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>Year of construction :</b>     | n/a           |
| <b>Energy efficiency :</b>        | Not specified |

Price : 595.000 €

### Istria Poreč

This beautiful stone villa of 142m2 is located on a 650m2 plot of land in a small town only a 10-minute drive from the town of Poreč and its beautiful beaches.

The house is divided into 2 floors, and on the ground floor there is an open living room with a kitchen and dining room, a bedroom with a bathroom, a guest toilet and a storage room. The dining room opens onto a covered terrace.

Upstairs there are 3 bedrooms, one of which has its own bathroom, while the third room shares a bathroom with the first. One of the rooms has access to its own terrace with a view of nature, the garden and the pool.

In the yard, there is a 28m2 swimming pool with a sunbathing area and a diligently arranged and maintained green belt around the house. We also find a garden house that can serve as an additional storage room for storing things.

The parking lot is fenced and covered and is enough to park 2 cars. Heating/cooling provided by air conditioners.

Due to its exceptional location and proximity to everything necessary for life and enjoyment, this property is great for solving the housing issue as well as for investing in tourism and tourist rentals.