



PARENTIUM PREMIUM
Real Estate

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Vukovarska 19, 52440 Poreč

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Code :	01895
Location :	Poreč
Building size :	128 m2
Lot size :	556 m2
Distance from center :	2000 m
Distance from sea :	10000 m
Number of floors :	2
Number of rooms :	3
Number of bedrooms :	2
Number of bathrooms :	1
Number of toilets :	1
Swimming pool :	Yes
Parking :	Yes
Electric heating :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Heating by fireplace :	Yes
Year of construction :	n/a
Energy efficiency :	Not specified

Price : 415.000 €

ISTRIA, POREČ – RENOVATED AUTHENTIC STONE HOUSE WITH POOL AND MEDITERRANEAN GARDEN

Not far from the first beaches and places with all necessary amenities, this charming old Istrian stone house is located, completely renovated in 2020 in an authentic style, preserving its traditional character and offering a pleasant blend of rustic ambiance and modern comfort.

The house spans two floors. The ground floor features a kitchen connected to the living room and a guest toilet, while the upper floor houses two spacious bedrooms and one bathroom.

For a comfortable stay throughout the year, the house is equipped with electric underfloor heating, air conditioning, and a fireplace. It has double-glazed windows, insect screens, and traditional wooden shutters, which further emphasize the Istrian character of the property.

A special value of this property is the beautifully landscaped and private garden with olive trees and various Mediterranean herbs. The garden includes a pool with a sunbathing area and an outdoor shower, as well as a covered terrace with an outdoor barbecue and dining area, ideal for gatherings and al fresco dining.

Next to the terrace, there is a separate relaxation zone, providing additional privacy and a pleasant atmosphere to enjoy during the warmer months.



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The property has 2 to 3 parking spaces.

During the summer months, the house has been successfully used for tourist rentals, allowing the future owner to continue an established business, but it is also equally suitable as a private holiday home or for year-round living.

The combination of traditional Istrian architecture, fully landscaped grounds, pool, and proximity to the sea makes this property exceptionally interesting for both personal use and investment in tourist rentals.