



PARENTIUM PREMIUM
Real Estate

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Code :	02417
Location :	Poreč
Building size :	130 m ²
Lot size :	859 m ²
Distance from center :	7000 m
Distance from sea :	0 m
Number of floors :	1
Number of rooms :	4
Number of bedrooms :	3
Number of bathrooms :	2
Seaview :	Yes
Swimming pool :	Yes
Parking :	Yes
Basement :	Yes
Air conditioning heating :	Yes
Central heating :	Yes
Year of construction :	n/a
Energy efficiency :	Not specified

Price : 490.000 €

A rarity on the market - a villa on the edge of the construction zone with a sea view in a location with all amenities just 5 km from Poreč and the sea!!!!

In a quiet environment not far from Poreč and the sea, this detached ground floor house with a total area of approximately 130 m² is situated on a spacious and beautifully landscaped plot of 859 m².

The house is functionally arranged and consists of an entrance area, boiler room, living room, kitchen with dining area and pantry, three bedrooms, and two bathrooms. The master bedroom has its own bathroom, while the rest of the house provides ample space for family living or guest accommodation.

From the living area, there is access to a covered terrace with an outdoor fireplace, ideal for enjoying during the warmer months.

The garden is well-maintained and surrounded by greenery, with a pool measuring 8 x 4 m equipped with an electrolysis system at its center. The quiet location and partial sea view further enhance the attractiveness of this property.

The house is equipped with air conditioning and central heating and is sold fully furnished.

Thanks to its location, layout, and well-kept garden, the property represents an excellent choice for family living, vacationing, or tourist rental.