



PARENTIUM PREMIUM
Real Estate

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Vukovarska 19, 52440 Poreč

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Code :	02520
Location :	Poreč
Building size :	169 m ²
Lot size :	904 m ²
Distance from center :	15000 m
Distance from sea :	15000 m
Number of floors :	2
Number of rooms :	4
Number of bedrooms :	3
Number of bathrooms :	3
Swimming pool :	Yes
Parking :	Yes
Basement :	Yes
Electric heating :	Yes
Air conditioning heating :	Yes
Year of construction :	2009
Energy efficiency :	Not specified

Price : 639.000 €

Istria, near Poreč

In a quiet and idyllic settlement near Baderna, just 15 km from Poreč and the sea, a charming house built in traditional Istrian style is for sale, with a total living area of 169 m², situated on a spacious plot of 904 m².

The house was built in 2009, extends over two floors, and is located at the very end of the settlement, next to a forest, providing future owners with complete privacy, tranquility, and a pleasant stay in nature.

On the ground floor, there is a spacious living room connected to the kitchen and dining area, with access to the terrace and a landscaped yard. On the same floor, there is a bedroom, a bathroom, and a laundry room with a separate entrance from the yard.

Internal stairs lead to the first floor, where there are two spacious bedrooms, each with its own bathroom, while one of the rooms has access to a terrace overlooking the surrounding nature.

A special charm of this property is the spacious and fully enclosed yard surrounded by a stone wall, designed in a Mediterranean style with numerous green areas and pleasant corners for relaxation. The yard features a pool measuring 8 x 4 m, with a total area of 32 m², a sunbathing area, and a summer kitchen with a traditional stone fireplace, ideal for gatherings and enjoying the outdoors. Additional convenience is provided by three outdoor storage rooms for storing equipment, tools, and other supplies, while parking space for cars is also ensured on the property.

The house is equipped with air conditioning for heating and cooling, as well



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as high-quality infrared heating panels in all rooms. Each room has the option for separate temperature control via its own remote control and thermostat, with the additional possibility of management via Wi-Fi. The house also has a chimney, which offers additional heating options.

A particular advantage of the property is the photovoltaic system with a power of 6 kW, connected to the electrical grid, and a battery storage system with a capacity of 15 kWh. The produced electricity is used for household needs, including heating and cooling, while any surplus is fed into the public grid. Thanks to this system, based on the owner's previous experience, from May to September, electricity costs are fully covered by the household's own production. The battery system also allows for backup power in case of an electricity supply interruption.

The house has a single-phase electricity connection and is sold mostly furnished and equipped with household appliances.

Access to the settlement is via approximately 1.5 km of unpaved road, while the entrance to the highway is just 2.5 km away, providing good connectivity to Poreč and other parts of Istria.

Thanks to its peaceful location next to a forest, traditional Istrian architecture, spacious yard, pool, and modern heating system with self-generated electricity, this property represents an excellent opportunity for anyone looking for a private holiday home, a comfortable family residence, or an investment in tourist rental.