PARENTIUM PREMIUM REAL ESTATE
Vukovarska 19, 52440 Poreč
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Code :	02555
Location :	Poreč
Building size :	160 m2
Lot size :	354 m2
Distance from center :	8000 m
Distance from sea :	7000 m
Number of floors :	2
Number of rooms :	5
Number of bedrooms :	4
Number of bathrooms :	3
Swimming pool :	Yes
Parking :	Yes
Basement :	Yes
Electric heating :	Yes
Air conditioning heating :	Yes
Heating by fireplace :	Yes
Central heating :	Yes
Year of construction :	n/a
Energy efficiency :	Not specified

Price :	549.000 €

Istria, near Poreč OPPORTUNITY

In the vicinity of Poreč, just a 7-minute drive to the sea and the city center, a beautiful house with a pool is for sale, decorated in a Mediterranean style with stone details.

The house has a living area of 160 m² and is situated on a well-maintained yard of 354 m², spread over two levels: ground floor and first floor.

On the ground floor, there is an entrance hallway, a kitchen with a dining area, a living room with a fireplace and access to the terrace and yard with a pool, one bedroom, a bathroom, and a storage room.

The first floor features three bedrooms, two bathrooms, and a terrace.

The interior is decorated in a cozy Mediterranean style, with wooden ceiling beams, terracotta floors, and details that give the space a special charm and warmth.

Heating and cooling are provided by air conditioning, and additional heating is offered by the fireplace in the living room. The first phase of central heating has been installed throughout the house, and mosquito nets are fitted on the windows.

In the beautifully landscaped and maintained yard, there is a pool, an outdoor kitchen, and a space for relaxation and socializing. The yard is

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equipped with an irrigation system and is fully fenced, with a remote-controlled entrance gate.

Behind the house, there are two parking spaces.

The house is sold fully furnished and equipped.

The property is located in a quiet neighborhood with all the necessary amenities for everyday life, such as shops, a school, a clinic, and restaurants.

Due to its location, functional layout, Mediterranean charm, and landscaped yard with a pool, this property represents an excellent opportunity for comfortable family living, vacation, or investment.