



Code :	01374
Location :	Poreč
Building size :	145 m2
Lot size :	386 m2
Distance from city :	700 m
Distance from sea :	1000 m
Number of floors :	0
Number of rooms :	5
Number of bedrooms :	4
Number of bathrooms / WC :	2 / 0
Energy efficiency :	Not specified
Sea View :	Yes
Parking lot :	Yes
Balcony :	Yes
Swimming pool :	Yes
Climate :	Yes
Heating - Electricity :	Yes
Heating - Fireplace :	Yes
Depository :	Yes
Fireplace :	Yes
Agency commission :	3 % + PDV

Price : 495.000 €

K40

A beautiful semi-detached stone house for sale in Tar-Vabriga, consisting of a ground floor and a first floor. On the ground floor there is an entrance hall, a bathroom with a shower, a pantry, a kitchen with a dining room and a living room with a fireplace and an exit to a large covered terrace on which there are benches and a table for family gatherings or pleasant gatherings with friends. Upstairs there are four bedrooms, a bathroom with a bathtub and a covered terrace with sea view.

The house is built with natural materials (stone, brick) and is very pleasant to stay in.

In the living room there is a beautiful fireplace that provides pleasant warmth during the winter.

There is a 24 m2 swimming pool in the backyard where you can enjoy swimming or sunbathing. There are also 2 storage rooms, a parking lot and a well-kept environment decorated with diverse greenery and beautiful palm trees.

A very nice property worth noting! Come and see for yourself!

Originally two settlements, Tar-Torre and Vabriga-Abrega are today one place divided by the main road connecting Poreč and Novigrad. Here you will come across the biggest river of the Istrian peninsula - the Mirna - as it flows into the restless sea and creates wonderful pictures in nature, but also the roads that



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lead you inland, the realm of fresh forests and olive groves.

The old cores of Tara and Vabriga are recognizable by their stone houses with well-kept courtyards that hide historical stories and the occasional barn, and their taverns beckon with their hearths... In the surrounding area, we find archaeological treasures, where Roman villas rusticae, oil mills, country villas, "factories" come to light. " amphora, sunken ports...

The hinterland of Tara and Vabriga is an excellent location for activities, thanks not only to well-maintained paths and sheltered roads through greenery, olive groves and vineyards, but also to the proximity of the health and friendship bike path, Parenzana.

And the sea is always somewhere nearby.