



<b>Code :</b>	02196
<b>Location :</b>	Poreč
<b>Building size :</b>	140 m2
<b>Lot size :</b>	120 m2
<b>Distance from city :</b>	2000 m
<b>Distance from sea :</b>	2000 m
<b>Number of floors :</b>	0
<b>Number of rooms :</b>	5
<b>Number of bedrooms :</b>	4
<b>Number of bathrooms / WC :</b>	2 / 1
<b>Year of construction :</b>	2003
<b>Energy efficiency :</b>	Not specified
<b>Parking lot :</b>	Yes
<b>Balcony :</b>	Yes
<b>Climate :</b>	Yes
<b>Heating - Electricity :</b>	Yes
<b>Heating - Central Oil :</b>	Yes
<b>Depository :</b>	Yes
<b>Sewage implemented :</b>	Yes
<b>Agency commission :</b>	3 % + PDV

**Price :** 340.000 €

K330

A beautiful and exceptionally well-maintained terraced house located in a quiet village in Poreč, just 2 km from the sea.

This property is an ideal choice for family life, vacation or as an investment thanks to its excellent location, functional layout and additional amenities.

The house was built in 2003 and thoroughly renovated in 2018, and is sold in excellent condition, ready to move into without the need for additional investments. The net living area is 140 m<sup>2</sup>, while the garden is approximately 120 m<sup>2</sup> and has been carefully landscaped, providing a pleasant atmosphere and privacy.

On the ground floor there is a spacious living room connected to the kitchen and dining room, a guest toilet, a storage room and a technical room. The living area leads to a covered terrace that serves as an extension of the living space and is an ideal place to relax during the warmer months. Upstairs there are three bedrooms and a large bathroom, and two rooms have access to the terrace.

In the basement there is a tavern, as well as an additionally furnished studio apartment with its own bathroom, which provides the possibility of accommodating guests or generating additional income through rent. In total, the house has four bedrooms, two bathrooms and an additional guest toilet.



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The property is equipped with central heating on heating oil via radiators and air conditioning, which allows for a comfortable stay throughout the year. In front of the house there is a covered parking space with an electronic gate, and the plot is surrounded by a wall and a wrought metal fence. There is also an olive tree in the yard, which further contributes to the Mediterranean atmosphere.

The ownership is neat, 1/1, without encumbrances. The house can be purchased with or without furniture.