



<b>Code :</b>	01384
<b>Location :</b>	Poreč
<b>House Type :</b>	Detached house
<b>Building size :</b>	170 m <sup>2</sup>
<b>Lot size :</b>	1430 m <sup>2</sup>
<b>Distance from center :</b>	10000 m
<b>Distance from sea :</b>	10000 m
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	4
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms / WC :</b>	2 / 0
<b>Number of parking lots :</b>	2
<b>Year of last adaptation :</b>	2010
<b>Energy efficiency :</b>	Not specified
<b>Balcony :</b>	Yes
<b>Internet :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Climate :</b>	Yes
<b>Heating :</b>	Yes
<b>Furnished :</b>	Yes
<b>Depository :</b>	Yes
<b>Fireplace :</b>	Yes
<b>Current implemented :</b>	Yes
<b>Conducted water :</b>	Yes
<b>Gas available :</b>	Yes
<b>Asphalted :</b>	Yes
<b>Building permit :</b>	Yes

**Price :** 550.000 €

For sale is a beautiful stone house in a secluded location, surrounded by unspoiled nature.

The house consists of a ground floor and an upper floor, as well as a stunning yard with a pool and century-old trees.

On the ground floor, there is an entrance hallway, a bathroom, a living room with a fireplace, a bedroom, and a separate kitchen that leads to a covered terrace, ideal for outdoor dining.

A staircase from the living room leads to the first floor, where there are two bedrooms, a bathroom, and a large terrace.

In the yard, there is a swimming pool measuring 8x4 m, which includes a shallow area for small children. The pool is chlorine-treated.

Next to the pool, there is a solar shower, and an additional storage room is located in the yard. An automatic irrigation system has also been installed.

The yard is enclosed by a beautiful stone wall with two large metal gates. The house is furnished and is being sold as is.



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Heating is provided by gas radiators, while cooling is ensured through three indoor units and one outdoor unit.

Hot water is supplied via a gas boiler.

This house is ideal both for year-round living—being just a few kilometers from shops, a kindergarten, and a school—as well as for rental during the summer months.