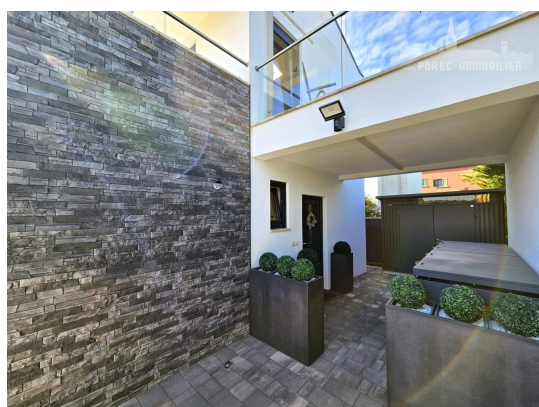




Code :	01453
Location :	Poreč
House Type :	Semi-detached house
Building size :	83 m ²
Lot size :	264 m ²
Distance from center :	5000 m
Distance from sea :	5000 m
Number of floors :	2
Number of rooms :	4
Number of bedrooms :	2
Number of bathrooms / WC :	1 / 1
Number of parking lots :	2
Energy efficiency :	Not specified
Sea View :	Yes
Balcony :	Yes
Internet :	Yes
Climate :	Yes
Satellite :	Yes
Heating :	Yes
Furnished :	Yes
Depository :	Yes
Current implemented :	Yes
Conducted water :	Yes
Sewage implemented :	Yes
Asphalted :	Yes
Building permit :	Yes

Price : 399.000 €

For sale is a modern semi-detached house situated in a peaceful location near Poreč and the beaches.

The house has a net internal area of 82.90 m², arranged over the ground floor and first floor, and is situated on a 264 m² plot.

The ground floor comprises an entrance hallway, a guest WC and an open-plan area combining the kitchen, dining area and living room, with access to a covered terrace and a carefully landscaped garden.

An internal staircase leads to the first floor, where there is a bathroom and two bedrooms. One of the bedrooms has access to two terraces, one of which offers a beautiful view of the sea and Novigrad.

Heating and cooling are provided by inverter air-conditioning units.

The property also includes a garden shed, parking space for two cars, and an additional storage room with separate external access.

The house is sold fully furnished and is ready for immediate occupancy. Thanks to its location, functional layout, and proximity to the sea, it also represents an interesting opportunity as an investment for tourist or long-term rental.