



<b>Code :</b>	01519
<b>Location :</b>	Poreč
<b>House Type :</b>	Detached house
<b>Building size :</b>	140 m <sup>2</sup>
<b>Lot size :</b>	17624 m <sup>2</sup>
<b>Distance from center :</b>	2000 m
<b>Distance from sea :</b>	200 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>	5
<b>Year of construction :</b>	2000
<b>Energy efficiency :</b>	B
<b>Garage :</b>	Yes
<b>Balcony :</b>	Yes
<b>Internet :</b>	Yes
<b>Climate :</b>	Yes
<b>Satellite :</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>Building permit :</b>	Yes

**Price :** 1.800.000 €

On the western coast of Istria, just 300 meters from the sea and a few kilometers from Poreč, a truly rare gem on the real estate market is available for sale. This is an authentic Istrian stone house with a living area of 140 m<sup>2</sup>, situated on a vast and private estate of as much as 17639 m<sup>2</sup>, surrounded by lush greenery and a native olive grove. This unique location offers a perfect balance between absolute peace, privacy, and immediate proximity to marine beaches.

The house is sold fully furnished and is ready for immediate occupancy. The ground floor features a cozy living room with a fireplace, which creates a special ambiance during the winter months. It is complemented by a fully equipped kitchen with an additional wood-burning stove, which serves simultaneously for cooking and heating the space, as well as a large bathroom. The living room leads directly out onto a covered terrace overlooking the greenery and olive groves, making it ideal for summer relaxation.

The upper floor accommodates three bedrooms and another bathroom, with one of the rooms boasting access to a large terrace.

The heating system is provided via gas central heating, while comfortable



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cooling during the summer is ensured by air conditioning units installed in all bedrooms and the living room.

In addition to the charming residential part, this property hides immense economic and investment potential. There are 260 meticulously maintained olive trees in full yield on the land, which yield approximately 1000 liters of premium domestic olive oil to the owner each year.

Additional value and a wide range of use are provided by the very zoning of the land.

A portion of the estate covering 4988 m<sup>2</sup> refers to urbanized building land where it is possible to construct additional residential buildings or luxury holiday villas. The remaining part of the land, measuring 12629 m<sup>2</sup>, is located within a tourist zone primarily intended for campsites, which opens up an excellent opportunity for the development of tourism and an autocamp or glamping site.

For all these reasons, this property represents an ideal blend of tradition, a prime seaside location, and exceptional business potential for the future owner.