



Code :	01563
Location :	Poreč
House Type :	Detached house
Building size :	81 m ²
Lot size :	501 m ²
Distance from center :	4000 m
Distance from sea :	4000 m
Number of floors :	2
Number of rooms :	3
Number of bedrooms :	2
Number of bathrooms / WC :	2 / 2
Number of parking lots :	2
Year of construction :	2010
Year of last adaptation :	2020
Energy efficiency :	Not specified
Internet :	Yes
Swimming pool :	Yes
Climate :	Yes
Satellite :	Yes
Heating :	Yes
Underfloor heating :	Yes
Furnished :	Yes
Depository :	Yes
Fireplace :	Yes
Current implemented :	Yes
Conducted water :	Yes
Sewage implemented :	Yes
Asphalted :	Yes
Building permit :	Yes

Price : 500.000 €

Beautifully decorated detached house with a pool for sale, located just 4 kilometers from the center of Poreč.

The interior of the house consists of the ground floor and the first floor.

On the ground floor, there is an entrance hallway, a bathroom with a shower, a spacious living room featuring a wood-burning fireplace, a fully equipped kitchen with a dining area, and a storage room housing a laundry area and a boiler room with a water heater and a heat pump for underfloor heating.

The first floor features two comfortable bedrooms and a bathroom with a bathtub. Three air conditioning units are provided for cooling during the summer months.

What makes this property truly special is its outdoor area. The beautifully landscaped garden is meticulously maintained, offering a private little oasis.

**POREČ IMMOBILIEN****Bože Milanovića 22, 52440 Poreč****mail: info@porec-immobilien.hr****web: www.porec-immobilien.hr****info: +385 52 422 860**

The focal point of the yard is a refreshing 6x4-meter swimming pool, ideal for summer relaxation and soaking up the sun. Next to the pool is a covered summer kitchen equipped with an outdoor fireplace and a large dining table, designed for unforgettable gatherings with family and friends.

The property also offers secured parking for two cars, while an automatic electric gate provides easy access and an extra layer of privacy and security. This house represents a perfect blend of luxury, comfort, and a warm family home—equally suitable for peaceful everyday living or as a lucrative investment for holiday rentals.

The house is fully furnished with taste and style and is completely move-in ready with no additional investment required, as all furniture is included in the price.