



Code :	01572
Location :	Poreč
House Type :	Detached house
Building size :	224 m ²
Lot size :	750 m ²
Distance from center :	6000 m
Distance from sea :	6000 m
Number of floors :	1
Number of rooms :	7
Number of bedrooms :	4
Number of bathrooms / WC :	2 / 1
Number of parking lots :	2
Energy efficiency :	Not specified
Garage :	Yes
Balcony :	Yes
Satellite :	Yes
Heating :	Yes
Furnished :	Yes
Depository :	Yes
Fireplace :	Yes
Current implemented :	Yes
Conducted water :	Yes
Sewage implemented :	Yes
Asphalted :	Yes
Building permit :	Yes

Price : 440.000 €

For sale is a detached house of 224 m², located in a quiet Istrian village, just 6 km from the center of Poreč. This spacious property spans two floors and offers exceptional potential for family living, holidays, or investment.

The property requires minor renovation, offering the future owner a perfect opportunity to design and customize the space according to their own aesthetic preferences and needs.

The ground floor consists of an entrance hallway leading to a bathroom, kitchen, and a spacious living room. A special feature of this area is a separate room with a fireplace, ideal for creating a cozy dining room or a traditional tavern (konoba) for pleasant gatherings with family and friends.

Internal wooden stairs lead to the first floor, which features four spacious bedrooms, a bathroom, and an additional guest toilet. A major highlight of the upper floor is two large terraces, one facing north and the other facing south.

In addition to the living area, the ground floor includes two garages, with two extra parking spaces available on the plot. The house is already equipped



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with gas central heating and solar panels, and is being sold fully furnished.