

## EURO PARTNER

Mate Vlašića 20, 52440 Poreč

e-mail: office@europartner.hr

web: europartner.hr

info: +385 98 923 6402



<b>Code :</b>	00111
<b>Location :</b>	Poreč
<b>Building area :</b>	133 m2
<b>Land area :</b>	538 m2
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	3
<b>Distance from the center :</b>	8 km
<b>Distance from the sea :</b>	8 km

**Price : 580.000 €**

### BUILDING

<b>Number of rooms :</b>	4
<b>Number of floors :</b>	1
<b>Energy class :</b>	in preparation
<b>Year of renovation :</b>	2023

### AMENITIES

<b>Number of parking spaces :</b>	2
<b>Pool :</b>	Yes

### HEATING & COOLING

<b>Air conditioning :</b>	Yes
<b>Underfloor heating :</b>	Yes

### INFRASTRUCTURE

<b>Electricity :</b>	Yes
<b>Water :</b>	Yes

### DOCUMENTATION

<b>Ownership certificate :</b>	Yes
<b>Building permit :</b>	Yes
<b>Occupancy permit :</b>	Yes

In the meantime, you will be able to reach the foot of the building in 8 kilometers from the center of Poreč, both in the first class and in Istria, Croatia. This means that you will have the opportunity to have a wonderful, private life and be able to use the power and security of your home in a stylish and modern way.

The stone house was completely renovated with care and love for the original Istrian design. This is the only path for project 2023. This is a somewhat pre-made basic size of 6x4, which means you can save a lot of energy in Days, but this is also a good idea to use yourself.

The interior of the house delights with a combination of tradition and modernity. The renovated original wooden beams that adorn the ceiling of the property make the space warm and charming, while providing a sense of comfort.

The house consists of two floors. On the ground floor you will find a spacious living room that will be the heart of the home, a kitchen, a



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spacious hallway, a bedroom, a modern bathroom and a technical room that can be used as a storage room. You will climb the stairs to the first floor where there are two spacious bedrooms, each with its own bathroom.

The size of the house is 538m<sup>2</sup>, and the same area is 133m<sup>2</sup>. This land will provide you with enough space for beautiful landscaping, garden and outdoor space for relaxation and entertainment.

This means that you will have the opportunity to preserve the privilege of one person in a traditional, luxurious and comfortable and wonderful Istrian environment. This is an ideal location for modern and facilities make it an ideal choice for a family home or an investment for a tourist rental. Do not miss the opportunity to become the owner of this beautiful secret that will provide you with a truly Mediterranean lifestyle. For additional information or an agency tour, feel free to contact us.