



Code :	00146
Location :	Poreč
Building area :	143 m2
Land area :	190 m2
Number of bedrooms :	3
Number of bathrooms :	3
Number of toilets :	1
Distance from the center :	900 m
Distance from the sea :	900 m

Price : **590.000 €**

BUILDING

Number of rooms :	4
Number of floors :	1
Energy class :	in preparation
Year of construction :	2012

AMENITIES

Terrace :	Yes
Number of parking spaces :	2
Pool :	Yes

HEATING & COOLING

Air conditioning :	Yes
Underfloor heating :	Yes

DOCUMENTATION

Ownership certificate :	Yes
Building permit :	Yes
Occupancy permit :	Yes

Near the center of Poreč, a semi-detached house with two apartments is for sale!

The house is located in one of the most sought-after residential areas in the city of Poreč. It is the last house in the urban area and has a view of greenery.

The entire settlement is beautifully decorated and peaceful.

The house has 143m2 of living space distributed on the ground floor and first floor.

On the ground floor is the first apartment, which has a storage room, a hallway, one bedroom with a bathroom, a kitchen and a dining room, a living room with a fireplace, and an exit to the terrace and yard. The house is oriented south/west, which provides a lot of sun throughout the day and makes for pleasant stays on the outdoor terraces and the summer kitchen located in the yard, equipped with a grill, bread oven, water and electricity connections.

On the first floor, there is a second apartment with two bedrooms, each with its own terrace with a view of nature, and three bathrooms, a living room with a kitchen and a dining room that opens onto a covered

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terrace.

Heating throughout the house is electric, each room has air conditioning, and a fireplace in the living room on the ground floor.
Solar panels that heat hot water.

The yard has an area of 184 m², with lots of greenery, a summer kitchen and a storage room.

The house is fully equipped for year-round tourist rental, but also for living, it is possible to combine it into one residential unit.

Dear Buyers, property viewings are possible upon prior signing of a viewing record, which serves as the basis for any further steps related to the purchase process and for the calculation of the agency fee in accordance with applicable law. As an authorised real estate broker, EURO PARTNER d.o.o. charges the buyer a brokerage fee of 3% + VAT of the agreed purchase price upon conclusion of the preliminary agreement or sale contract.