EURO PARTNER
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Code :	00002
Location :	Poreč
Building area :	140 m2
Land area :	70 m2
Number of bedrooms :	3
Number of bathrooms :	3
Distance from the center :	3 km
Distance from the sea :	3 km

Price : 340.000 €

BUILDING

Number of rooms :	4
Number of floors :	3
Energy class :	in preparation
Year of construction :	1968
Year of renovation :	2023
Condition :	Renovated

AREAS & SPACES

Vanjska površina :	70 m2
Storage room :	Yes

AMENITIES

Balcony :	Yes
Number of parking spaces :	2
Heated pool :	Yes

HEATING & COOLING

Air conditioning :	Yes
Underfloor heating :	Yes

INFRASTRUCTURE

Electricity :	Yes
Water :	Yes
Sewerage :	Yes

DOCUMENTATION

Ownership certificate :	Yes
Occupancy permit :	Yes

We would like to present to you an authentic Istrian stone house, completely renovated in 2023.
The house offers a unique blend of old charm and modern living. It is located in a quiet area within a small village, just 5-6 minutes by car from the vibrant center of Poreč and beautiful beaches.
With its 140 m2 of living space spread over three floors, it provides top-notch comfort, while the intimate yard of approximately 70 m2 with a private pool of 18 m2 and a sunny terrace makes it the perfect place for relaxation.

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The layout of the rooms has been planned with great attention to utilize every inch of this old stone beauty.

GROUND FLOOR: spacious living room dominated by stone walls and modern furniture lines, elegant kitchen with dining area, bathroom, laundry room, and access to the terrace and pool. The internal staircase connects the ground floor to the first and second floors/attic.

FIRST FLOOR: two bedrooms with authentic stone details and access to a large balcony overlooking the pool, as well as a luxurious bathroom.

SECOND FLOOR: (attic): charming space of 40 m2 with two double beds – ideal for guests or family gatherings.

Special features of this property:
- Authentic Istrian stone architecture enriched with modern design
- Completely renovated, with preserved original details (stone walls, wooden beams)
- Private pool and sunny terraces for a complete Mediterranean experience
- Quiet location near the center and the sea
- Furnished and ready for immediate occupancy or continuation of a successful tourist rental
- Heating/Cooling: underfloor electric heating and air conditioning in every room

This is not just a stone house – it is a story about Istria, where the past and present blend into a harmonious luxurious space. For all lovers of old Istrian houses, but with all the conveniences of modern living, this Istrian beauty represents a unique opportunity.