**EURO PARTNER**
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| | |
|---|---|
| **Code :** | 00244 |
| **Location :** | Poreč |
| **Building area :** | 115 m2 |
| **Land area :** | 690 m2 |
| **Number of bedrooms :** | 3 |
| **Number of bathrooms :** | 3 |
| **Distance from the center :** | 10 km |
| **Distance from the sea :** | 10 km |
| **Orientation :** | West |

## Price : 590.000 €

### BUILDING

| | |
|---|---|
| **Number of rooms :** | 4 |
| **Number of floors :** | 1 |
| **Energy class :** | in preparation |
| **Year of construction :** | 2009 |
| **Condition :** | Well maintained |

### AREAS & SPACES

| | |
|---|---|
| **Storage room :** | Yes |

### AMENITIES

| | |
|---|---|
| **Terrace :** | Yes |
| **Balcony :** | Yes |
| **Number of parking spaces :** | 2 |
| **Pool :** | Yes |

### HEATING & COOLING

| | |
|---|---|
| **Air conditioning :** | Yes |
| **Underfloor heating :** | Yes |
| **Fireplace :** | Yes |

### INFRASTRUCTURE

| | |
|---|---|
| **Electricity :** | Yes |
| **Water :** | Yes |
| **Sewerage :** | Yes |

### DOCUMENTATION

| | |
|---|---|
| **Ownership certificate :** | Yes |
| **Building permit :** | Yes |
| **Occupancy permit :** | Yes |

Welcome to this stunning Mediterranean-style home, where comfort meets elegance in a perfect blend of timeless design and modern amenities. Spreading over 115 m2 of interior living space and set on a 690 m2 plot, this charming property offers a relaxed yet sophisticated lifestyle.

The house features three spacious bedrooms, two well-appointed

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bathrooms and an open-plan kitchen and dining area that flows effortlessly into the living room. A cozy fireplace in the living room adds warmth and ambiance, while underfloor heating ensures year-round comfort throughout the home. For added comfort during the warmer months, 3 air-conditionings are also installed.

Step outside and be enchanted by the carefully maintained garden, filled with lush Mediterranean plants that create a peaceful, natural oasis. An outdoor stone barbecue and covered terrace invite you to entertain guests in style, complete with a beautiful lounge chair set against a striking natural stone wall—perfect for relaxing and socializing. The first-floor balcony offers breathtaking views and a lovely spot to enjoy your morning coffee.

For those who love to relax in the sun, the 24 m2 swimming pool provides a peaceful escape in your own backyard. With plenty of space to relax and play, this home truly feels like a personal paradise.

The property also includes a parking space for two cars, ensuring comfort for you and your guests. Whether you are looking for a permanent residence or a peaceful vacation home, this Mediterranean beauty offers everything you need for the ultimate in relaxed living. Don't miss the opportunity to make this dream home yours!

The offered price includes the house without furniture. The price includes a built-in kitchen.

There is an option to purchase a building plot located right next to the house. The plot measures 872m2 and is located at the end of a construction zone. Price: EUR 100,000.00