

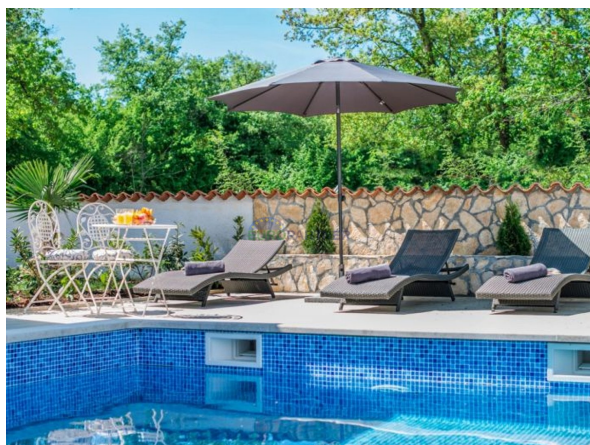
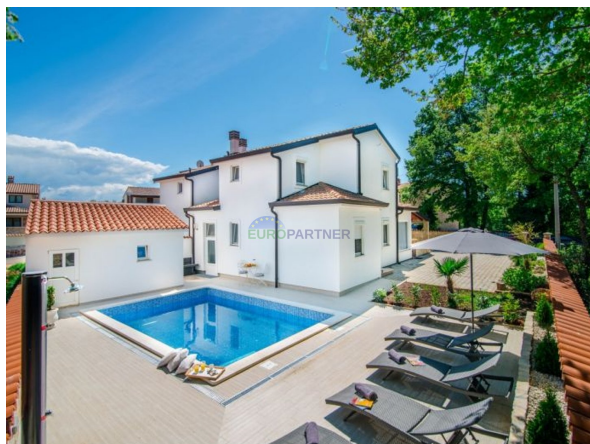
**EURO PARTNER**

Istarskog razvoda 1, 52440 Poreč

e-mail: office@europartner.hr

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<b>Code :</b>	00251
<b>Location :</b>	Poreč
<b>Building area :</b>	120 m2
<b>Land area :</b>	380 m2
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	3

**Price : 495.000 €**

**BUILDING**

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

**AREAS & SPACES**

<b>Storage room :</b>	Yes
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**AMENITIES**

<b>Terrace :</b>	Yes
<b>Balcony :</b>	Yes
<b>Number of parking spaces :</b>	3
<b>Pool :</b>	Yes

**HEATING & COOLING**

<b>Air conditioning :</b>	Yes
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**INFRASTRUCTURE**

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

This beautiful and interesting house from our offer is located in a very quiet village near Poreč, approx. 5 km away from the city center, its beautiful beaches and other interesting facilities. The house that we present to you has a living area of

120 m2, which extends to the ground floor and the 1st floor. It is surrounded by a beautifully landscaped garden of 380 m2. There are 3 bedrooms in the house, and every corner of the living space is very well used. On the ground floor there is a kitchen, dining room, living room, one bedroom and a bathroom. There are two bedrooms and a bathroom with a bathtub on the first floor. The entire house has central heating, and it is equipped with air conditioning for heating and cooling. We are selling the house fully furnished and equipped. In the front part of the garden, in front of the house, there is a spacious covered terrace of 28 m2 that provides refreshment and shade in hot summer periods. There is a large outdoor grill in front of it. Behind the house, the garden is decorated with a beautiful swimming pool with a sunbathing area. Below is an additional house with utility rooms. The yard is surrounded by a wall and has its own peace and privacy.



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The parking lot in front of the house offers 3 parking spaces.

Other notes: Viewing the property is possible with the signing of the brokerage contract. In the case of a decision to purchase the property, the agency commission is 3% + VAT on the purchase price and is invoiced after the conclusion of the purchase contract.

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.