EURO PARTNER
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Code :	00373
Location :	Poreč
Building area :	170 m2
Land area :	1430 m2
Number of bedrooms :	3
Number of bathrooms :	3

Price : 550.000 €

BUILDING

Number of rooms :	4
Number of floors :	1
Energy class :	in preparation
Year of construction :	1968
Year of renovation :	2009
Condition :	Renovated

AMENITIES

Balcony :	Yes
Number of parking spaces :	4

HEATING & COOLING

Central heating (electricity) :	Yes
Air conditioning :	Yes
Fireplace :	Yes

INFRASTRUCTURE

Electricity :	Yes
Water :	Yes
Septic tank :	Yes

DOCUMENTATION

Building permit :	Yes
Occupancy permit :	Yes

This unique property will captivate you with its authentic stone architecture and true Istrian charm, radiating warmth and character. Located on the edge of a quiet Istrian village’s building zone, it offers the perfect balance of privacy and convenience—just a 10-minute drive from the center of Poreč and its stunning beaches.

Built before 1968, the house was carefully and lovingly renovated in 2009, preserving its original, traditional features that give it a distinctive charm and a sense of history. Surrounded by unspoiled nature, the property provides a genuine Mediterranean atmosphere on a spacious 1,430 m2 plot. At the entrance, a magnificent centuries-old oak tree welcomes you, inviting you to relax in its shade.

The house is spread over two floors. The ground floor includes an entrance hall, a bathroom, a cozy living room with a fireplace, a kitchen with a dining area, and one bedroom. All rooms have direct access to the garden, while the kitchen opens onto a charming summer kitchen

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with a fireplace—perfect for enjoying long evenings with family and friends.

Upstairs, there are two additional bedrooms, a bathroom, and a spacious covered terrace overlooking the greenery and peaceful surroundings.

The fully fenced garden ensures privacy and offers excellent amenities: a centrally positioned 32 m2 swimming pool with a shallow area for children, an outdoor shower, a garden house, an additional summer kitchen with a social area, parking spaces, and a beautifully maintained lawn.

For year-round comfort, the house features gas central heating and a fireplace, while air conditioning units provide cooling during the summer months. The façade was renovated three years ago.

This property represents an excellent opportunity—whether as a charming holiday home with strong rental potential or as a comfortable year-round residence in the heart of Istria.

Viewing the property is possible with the signing of the brokerage contract, which is the basis for further actions related to the purchase and sale, all in accordance with the Act on Brokerage in Real Estate Transactions.
The agency commission is determined by the brokerage contract, and is payable after the conclusion of the sales contract.
*Please understand that only inquiries with full name and telephone number/email address will be answered.