

EURO PARTNER

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Code : 00399

Location : Poreč

Building area : 90 m²

Number of bedrooms : 2

Number of bathrooms : 2

Number of toilets : 1

Distance from the center : 8 km

Distance from the sea : 8 km

Price : **269.000 €**

BUILDING

Number of rooms : 3

Number of floors : 2

Energy class : B

Year of construction : 2014

Condition : Well maintained

AREAS & SPACES

Storage room : Yes

AMENITIES

Balcony : Yes

Number of parking spaces : 1

HEATING & COOLING

Air conditioning : Yes

Fireplace : Yes

INFRASTRUCTURE

Electricity : Yes

Water : Yes

Septic tank : Yes

DOCUMENTATION

Ownership certificate : Yes

Building permit : Yes

Occupancy permit : Yes

In a peaceful Istrian setting, near Baderna and just a few minutes' drive from Poreč, this charming terraced house with a total area of 90 m² is located, completely renovated and decorated in a warm Mediterranean style. Positioned in the heart of a small Istrian village with views of nature, the house offers what makes Istria so appealing – tranquility, greenery, authentic ambiance, and a relaxed lifestyle, while being conveniently close to Poreč, the sea, and all the amenities needed for everyday life. The house is spread over two levels and exudes a pleasant, warm interior where Mediterranean elements beautifully complement the functionality of modern living. It has been decorated with attention to detail, and the space is given a special atmosphere by stone and elements characteristic of Istrian architecture. On the ground

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floor, there is a living room connected to the kitchen and dining area, a small storage room, a bathroom, and an internal staircase. The upper level features two spacious bedrooms, a balcony, a second bathroom, and a separate toilet. For heating during the cooler months, a wood stove is used, while air conditioning units provide comfortable temperatures year-round, allowing for both cooling and heating of the space. The house is fully renovated, furnished, and equipped, ready for occupancy without the need for additional investments. Parking for one vehicle is provided at the entrance to the house. This property can be an excellent choice for those seeking a peaceful Istrian home, a vacation house, or a property with tourist rental potential – a place where the charm of Istria, nature, and proximity to the sea meet in a very pleasant way. If this combination of Istrian charm, peace, and closeness to Poreč is what you are looking for, we will gladly present this house to you in person.