

EURO PARTNER

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Code :	00406
Location :	Poreč
Building area :	136 m2
Land area :	1043 m2
Number of bedrooms :	3
Number of bathrooms :	2
Distance from the center :	5 km
Distance from the sea :	5 km
Orientation :	South-West

Price : 450.000 €

BUILDING

Number of rooms :	4
Energy class :	in preparation

AMENITIES

Terrace :	Yes
Number of parking spaces :	2
Garage :	Yes

HEATING & COOLING

Central heating (oil) :	Yes
Air conditioning :	Yes

DOCUMENTATION

Ownership certificate :	Yes
Building permit :	Yes
Occupancy permit :	Yes

Located just 5 km from the center of Poreč, this beautiful, fully renovated, and modernly decorated single-story house is ideal for a peaceful family life, as well as an investment for tourist rental.

The house spans 136 m² of living space and is situated on a spacious plot of 1,043 m², providing plenty of room for outdoor enjoyment and various additional amenities.

The property is particularly valuable due to the two auxiliary buildings in the yard. The first, measuring 26 m², is fully renovated and consists of a bedroom, bathroom, and storage. There is also a garage measuring 35 m², which offers additional space for parking, storage, and various uses.

The house comprises an entrance hallway, kitchen with dining area, spacious living room, storage room, utility room, two bedrooms, bathroom, and a beautiful covered terrace of 19 m².

The house was renovated in 2023, with numerous elements updated and replaced, including new flooring (parquet and tiles), a completely renovated bathroom, new carpentry, a new kitchen, and all new furniture.

For comfortable living throughout the year, the house is equipped with



central heating and air conditioning in all rooms.

The property is fully adapted and furnished and has been used for tourist rental, making it appealing to buyers looking for a property ready to continue the tourist business.

An excellent location in close proximity to Poreč, spacious yard, two additional buildings, and a fully furnished house make this property a great choice for living, vacationing, or investment. Additionally, the size of the land allows for ample space to build a pool.