

EURO PARTNER

Istarskog razvoda 1, 52440 Poreč

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info: +385 98 923 6402



Code :	00075
Location :	Poreč
Building area :	120 m2
Land area :	320 m2
Number of bedrooms :	3
Number of bathrooms :	3
Distance from the sea :	12 km

Price : 319.000 €

BUILDING

Number of rooms :	4
Number of floors :	1
Energy class :	in preparation
Year of renovation :	2020
Condition :	Renovated

AREAS & SPACES

Storage room :	Yes
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AMENITIES

Terrace :	Yes
Pool :	Yes

HEATING & COOLING

Air conditioning :	Yes
Fireplace :	Yes

INFRASTRUCTURE

Electricity :	Yes
Water :	Yes
Septic tank :	Yes

DOCUMENTATION

Ownership certificate :	Yes
Occupancy permit :	Yes

An interesting property is one that delights you at first sight, in whose space you feel a wonderful warm atmosphere, in which you want to stay forever.

Exactly such a house is on offer today, an old Istrian house completely renovated with a lot of attention in 2020.

The house consists of two floors

On the ground floor there is a living room, a kitchen with a dining room, a bathroom, a storage room and a very spacious outdoor covered terrace, which in one part offers a space with an outdoor grill/outdoor kitchen.

The internal staircase enables communication between all floors.

There are two bedrooms and a bathroom on the first floor.

One really beautiful area of this house is the attic, where there is a specially designed "Open Space" room arranged in one part as a



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wonderful children's room, while in the other part there is space for a playroom, a wardrobe, but it can be used for other purposes as well.

In the central part of the garden there is a 24m² swimming pool with a sunbathing area.

The landscaped yard offers 2 parking spaces.

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.