

**PARENTIUM NEKRETNINE**

**Bračka 41, 52440 Poreč**

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**info: +385 95 359 5158 | +385 97 653 7679**



<b>Code :</b>	01068
<b>Location :</b>	Poreč
<b>Building size :</b>	138 m2
<b>Lot size :</b>	560 m2
<b>Distance from center :</b>	0 m
<b>Distance from sea :</b>	0 m
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	6
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	3
<b>Number of toilets :</b>	1
<b>Swimming pool :</b>	Yes
<b>Parking :</b>	Yes
<b>Basement :</b>	Yes
<b>Electric heating :</b>	Yes
<b>Air conditioning heating :</b>	Yes
<b>Heating by fireplace :</b>	Yes
<b>Central heating :</b>	Yes
<b>Year of construction :</b>	2021
<b>Energy efficiency :</b>	Not specified

**Price : 850.000 €**

This beautiful house for sale near the city and the sea.

The house is located on a plot of 560m2. The house consists of two floors - ground floor and first floor. House of 138m2.

On the ground floor there is an entrance hall, bathroom, interior pantry, toilet, bedroom, and kitchen with dining room and living room, with access to the covered terrace and swimming pool. On the terrace there is another storage room of 9m2.

On the first floor there are two bedrooms, one of which has its own bathroom, while the other bathroom is located in the hallway. From both bedrooms there is an exit to a covered terrace.

The house was built in 2021, and fully furnished with furniture and functional.

Heating in the house is carried out through radiators that can be heated through a wood-burning fireplace located in the living room, but radiators can also be heated via heating oil or electricity, depending on which future owner chooses as an option.

In each room, air conditioners for heating and cooling are installed. The exterior joinery is made of PVC with three-layer glass, while the interior joinery is solid wood.

The bathrooms are equipped with high-quality sanitary facilities Grohe and Hansgrohe

The pool is 24.5m2 in size, lined with foil, chlorine system. The sunbathing area around the pool is lined with Stone Kanfanar, 3 cm thick. Next to the pool there is a summer kitchen to enjoy the summer warm days.

The plot is surrounded by an automatic opening gate, a wall and a hedge. In



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the yard there are 3 parking spaces. Horticulture everything is beautifully decorated, green grass, various herbs and olives two. Automatic watering is set.

Insulation on the house 10cm, roof insulation 15cm Styrofoam + 18 cm concrete. The openings in the house are lined with stone jertas. On the part of the façade is placed carved stone of 15cm.

The owners built the house with themselves, in order to live in it, and paid attention to every detail during the construction. The house is new, all appliances and furniture are new and unused. The house will be fully equipped with bed linen, kitchen utensils, etc.

The house is located in a quiet part of the village, not far from the city and the sea, and close to all amenities.

Property for every recommendation!

The house has all the predispositions for a 4 star villa.

For more details feel free to contact us!