

**PARENTIUM NEKRETNINE**

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<b>Code :</b>	01208
<b>Location :</b>	Poreč
<b>Building size :</b>	139 m2
<b>Lot size :</b>	521 m2
<b>Distance from center :</b>	6000 m
<b>Distance from sea :</b>	6000 m
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	4
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	2
<b>Number of toilets :</b>	1
<b>Seaview :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Parking :</b>	Yes
<b>Basement :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Air conditioning heating :</b>	Yes
<b>Year of construction :</b>	2024
<b>Energy efficiency :</b>	A

**Price :** 622.500 €

**ISTRIA, POREČ**

This beautiful, modern house with a swimming pool is for sale in a small town near Poreč. The house is located on the edge of the village, in a quiet street.

The house is spread over two floors, on the ground floor there is a spacious living room with a kitchen and dining room, a toilet, a storage room, and one bedroom with its own bathroom.

On the second floor there are two bedrooms, one of which is a bedroom with a bathroom, while the second bedroom has access to a covered terrace with a view of the sea.

The house has a living area of

139 m2 and is located on a plot of 521 m2.

The house is equipped with the first stage of underfloor heating, and air conditioners in the bedrooms and living room. There is a boiler room on the outside of the house.

There is space for 2-3 cars in the fenced yard. The surroundings are beautifully horticulturally arranged, with irrigation. There is also a swimming pool of approx. 30m2.

All necessary facilities for everyday life are nearby. An interesting property for living or as an investment for renting during the summer months.