

**PARENTIUM NEKRETNINE**

**Bračka 41, 52440 Poreč**

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



<b>Code :</b>	01278
<b>Location :</b>	Poreč
<b>Building size :</b>	118 m <sup>2</sup>
<b>Lot size :</b>	720 m <sup>2</sup>
<b>Distance from center :</b>	0 m
<b>Distance from sea :</b>	20000 m
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	3
<b>Number of bedrooms :</b>	2
<b>Number of bathrooms :</b>	2
<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>Underfloor heating :</b>	Yes
<b>Air conditioning heating :</b>	Yes
<b>Year of construction :</b>	2024
<b>Energy efficiency :</b>	A

**Price :** 420.000 €

Istria, Poreč, surroundings

In a small and peaceful village near the town of Sveti Lovreč, there is a charming house with a pool. This property is located on the last plot in a row of urbanized parcels, covering an area of 567 m<sup>2</sup>, with the house itself occupying 118 m<sup>2</sup>.

The property is being sold on a "turnkey" basis, meaning the house is sold completely finished with a landscaped garden, except for the furniture and lighting fixtures, which are not included in the price.

The house consists of a ground floor and an upper floor. On the ground floor, there is a spacious living room, kitchen, and dining area in an open-concept layout. There is also a small toilet, laundry room, and technical room. Upstairs, there are two comfortable bedrooms, each with its own private bathroom, and a smaller room that can serve as an office.

From the living room, large glass doors lead to a terrace of 18 m<sup>2</sup>, which opens onto a sunbathing area of approximately 50 m<sup>2</sup> and a pool measuring 7x4 m. The pool is thermally insulated, and the first phase of water heating has been completed, which can extend the summer season if the house is rented out.

From the beginning of construction, attention was paid to detail, and the house was built with high-quality materials. Each room is equipped with large glass openings that allow plenty of natural light. The house has 10 cm



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of thermal insulation, with 15 cm on the roof. The windows are PVC with triple-glazed glass, shutters, and mosquito nets, while the large sliding door is aluminum, also with triple-glazed glass and electric shutters. The ground floor has electric underfloor heating, as well as the bathrooms upstairs, and the thermostats are connected to Wi-Fi, allowing the user to turn on the heating from anywhere. Each room is equipped with air conditioning for cooling and heating.

All essential amenities are just a few minutes' drive away, such as a shop, café, pharmacy, post office, school, and kindergarten. In the immediate vicinity of the house, there is one of the best traditional Istrian taverns and an adrenaline park for both children and adults.

This house is ideal for a family or for renting during the summer season.