



Code :	01336
Location :	Poreč
Building size :	144 m ²
Lot size :	605 m ²
Distance from center :	500 m
Distance from sea :	8000 m
Number of floors :	1
Number of rooms :	4
Number of bedrooms :	3
Number of bathrooms :	3
Number of toilets :	1
Seaview :	Yes
Swimming pool :	Yes
Parking :	Yes
Basement :	Yes
Electric heating :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Fan coil heating :	Yes
Year of construction :	2019
Energy efficiency :	Not specified

Price : 649.000 €

This charming semi-detached house is located in a quiet place not far from Poreč, only 8 km from the sea. Surrounded by nature, vineyards, olive groves and fields, the house offers an ideal combination of privacy and proximity to all necessary amenities. The neighborhood is dominated by family houses and luxury holiday homes.

Layout:

The house is spread over two floors - ground floor and first floor.
 Ground floor: The spacious living room connected to the kitchen and dining room has a cozy homely atmosphere. The ground floor also includes one bedroom with its own bathroom and an additional guest toilet. The dining room leads out onto a covered terrace overlooking the beautifully landscaped garden with a swimming pool, fireplace and sundeck.

First floor: Upstairs there are two comfortable bedrooms, each with its own bathroom and balcony. From the hallway on the first floor it is possible to exit to an additional balcony overlooking the sea.

The yard is carefully landscaped and functional. At the front of the plot there is parking for two cars, while the back is adorned with a lawn with a swimming pool, outdoor shower, sunbathing area and built-in barbecue. An ideal place for family gatherings or relaxation.

The house is modernly equipped for maximum comfort. The heating and



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cooling system is carried out via fan coils connected to a heat pump, while the bathrooms have electric underfloor heating. Each room has its own TV, ensuring additional comfort. Automatic gate closing, and an alarm and video system.

The house is sold fully furnished and ready to use. It is currently used as a tourist rental, which allows for the continuation of a successful business, but it is also suitable for private use as a family home.