



<b>Code :</b>	01365
<b>Location :</b>	Poreč
<b>Building size :</b>	90 m2
<b>Lot size :</b>	40 m2
<b>Distance from center :</b>	0 m
<b>Distance from sea :</b>	1500 m
<b>Number of floors :</b>	1
<b>Number of rooms :</b>	4
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	1
<b>Number of toilets :</b>	1
<b>Parking :</b>	Yes
<b>Basement :</b>	Yes
<b>Electric heating :</b>	Yes
<b>Air conditioning heating :</b>	Yes
<b>Year of construction :</b>	2023
<b>Energy efficiency :</b>	A+

**Price :** 332.000 €

Istria, Poreč - Modern terraced house - new construction

Just 1500 meters from the sea and the first beaches, this modern terraced house is for sale, ideal for family life or as an investment.

The house of 90 m2 of living space is spread over two floors. On the ground floor there is an entrance area, a guest toilet with a washing machine, a storage room/pantry, and a spacious kitchen connected to the dining room and living room in an open layout. The living room opens onto a fenced yard of 40 m2 that provides intimacy and a pleasant outdoor space for relaxation.

On the first floor there are three comfortable bedrooms, a hallway and a modern bathroom. One of the rooms has access to a terrace, perfect for enjoying the outdoors.

The property is fully equipped and is being sold furnished.

Heating and cooling are via air conditioning, and additional heating is possible via a wood-burning stove or pellet stove.

The house has two parking spaces, and the location provides quick access to all essential amenities - shops, school, pharmacy and medical services.

A great choice for those looking for a quality home for a family or a profitable tourist rental property.