



Code :	01531
Location :	Poreč
Building size :	220 m2
Lot size :	3166 m2
Distance from center :	200 m
Distance from sea :	5000 m
Number of floors :	1
Number of rooms :	7
Number of bedrooms :	6
Number of bathrooms :	3
Parking :	Yes
Basement :	Yes
Additional building potential :	Yes
Electric heating :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Heating by fireplace :	Yes
Year of construction :	n/a
Energy efficiency :	Not specified

Price : 595.000 €

Istria, Poreč area - House with renovated ground floor and large building plot

In a quiet village near Poreč, a detached house is for sale located on a spacious building plot, with a clearly defined layout and additional development potential.

The house consists of two floors.

The ground floor has been completely renovated and decorated as a functional residential unit. The space includes a living room with a fireplace, a kitchen with a dining room, a bedroom and a bathroom. Electric underfloor heating has been installed, and heating and cooling are additionally provided by air conditioning. The ground floor is ready for use without additional investments.

The upper floor is in its original condition, with the existing layout of the rooms and the possibility of arranging it according to your own needs or purpose.

The special value of this property is the plot of approximately 3,300 m², entirely for building. The yard is flat, tidy and partially planted with olive trees, which ensures openness and privacy. According to the current spatial plan, the plot offers the possibility of additional construction or expansion of the existing building.

The property is located in a location that allows for quick and easy



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connections to Poreč, while maintaining peace and separation from the city crowds. The combination of renovated living space and a large building plot gives this house long-term value and flexibility of use. Sold partially furnished.

Proper documentation. More information available upon request.

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