

**PARENTIUM NEKRETNINE**

**Bračka 41, 52440 Poreč**

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



<b>Code :</b>	01542
<b>Location :</b>	Poreč
<b>Building size :</b>	126 m2
<b>Lot size :</b>	335 m2
<b>Distance from center :</b>	5000 m
<b>Distance from sea :</b>	5000 m
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	7
<b>Number of bedrooms :</b>	4
<b>Number of bathrooms :</b>	3
<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>	2021
<b>Energy efficiency :</b>	A+

**Price :** 490.000 €

In a quiet part of the village, just a few minutes' drive from Poreč, is this modern house built in 2021. It is located as the last in a row, next to agricultural land, which ensures an open view, privacy and a sense of space.

The house has 126 m<sup>2</sup> of living space spread over three floors and a 335 m<sup>2</sup> garden. The entrance area is designed for parking at least three cars.

The ground floor is organized as an everyday living space. The entrance hall leads to a bathroom with a bathtub and to the living room, which is connected to the kitchen and dining room. The kitchen opens onto a covered terrace that naturally extends the dining area towards the garden, while the living room has access to a second terrace with a pergola - a place to relax in the shade during the warmer months.

The courtyard is decorated and designed as an outdoor living area. The garden has a summer kitchen with a fireplace, a garden house and preparation for a hot tub (water and electricity supplied), which allows future owners to further shape the space according to their own wishes.

On the first floor there are three bedrooms, one of which has access to a terrace, and a shared bathroom.

In the lower attic part, there is an additional living space that functions like a small apartment - with a kitchen, living area, bedroom, bathroom, storage room and additional attic space. The attic is not physically separated from the rest of the house and is connected by an internal staircase.

The house has an energy class A+. Heating and cooling are provided by air conditioning, while the bathrooms are equipped with underfloor heating.



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Thanks to the chimney, there is the possibility of installing a stove or fireplace.

The orientation of the house is southwest, which allows for plenty of natural light during the day. The property is sold unfurnished, leaving the new owners the freedom to decorate according to their own style.

The ownership is neat, 1/1, without encumbrances.

This house is ideal for those looking for a modern home in a quiet environment, close to the city and the sea, with enough space for everyday life and outdoor living.