

PARENTIUM NEKRETNINE

Bračka 41, 52440 Poreč

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Code :	01597
Location :	Poreč
Building size :	144 m2
Lot size :	385 m2
Distance from center :	300 m
Distance from sea :	3000 m
Number of floors :	2
Number of rooms :	7
Number of bedrooms :	5
Number of bathrooms :	3
Swimming pool :	Yes
Parking :	Yes
Basement :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Heating by fireplace :	Yes
Year of construction :	2014
Energy efficiency :	Not specified

Price : 460.000 €

In the vicinity of Poreč, only approx. 3 km from the sea, in an a quiet location on the edge of the village, a well-maintained house with a swimming pool is for sale, with a total area of 144,54 m². The house was built in 2014. It consists of two floors.

On the ground floor there is: entrance hall, an open and bright space with a living room, dining room and kitchen with access to a terrace, a bathroom and a storage room. Within the ground floor part of the house there is an apartment with its own independent entrance and contains: entrance hall, living room with a kitchen and dining room with access to a spacious covered terrace, two bedrooms and a bathroom.

While on the first floor are situated three bedrooms, one of which has access to a spacious terrace (46,30 m²) and a bathroom.

The house is ideally suited for family living, multi-generational living, a combination of residence and tourist rental, or as an investment for a holiday home near the sea.

The property includes a landscaped garden of 385 m². The outdoor area features a swimming pool with a sun deck, a summer kitchen, an outdoor gym and a storage room. At the entrance of the property there is a paved parking area for three cars, including a built-in charging point for electric vehicles.

The house is equipped with high-quality heating and cooling systems. Underfloor heating is powered by a heat pump, while air conditioning units



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are installed in both residential units. The main residential unit additionally has a fireplace with warm air ventilation, which gives the space a special atmosphere and additional warmth in the winter months. Solar heating panels are installed on the roof, connected to a 600-liter water tank.

A particular value of this property lies in the attention that the owners, a Swedish family, have dedicated to its construction, furnishing and regular maintenance. The property is designed for a quality, pleasant and practical stay, throughout both summer and winter seasons.

The location is one of the key advantages of this house. It is situated in a peaceful edge-of-settlement area, while all essential amenities such as shops, restaurants, cafés, a grocery store and other services are within approximately 300 metres walking distance. The proximity to Poreč and the sea, the peaceful surroundings and the excellent functionality of the house make this property an excellent choice for family life, vacation or investment in tourist rental.