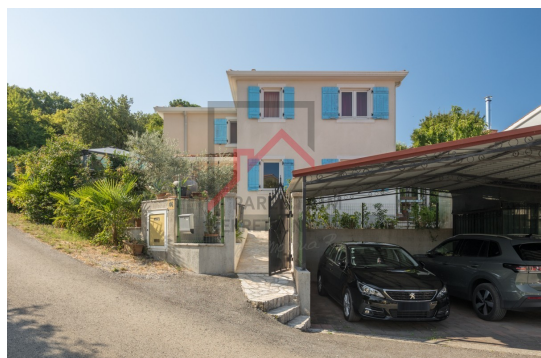
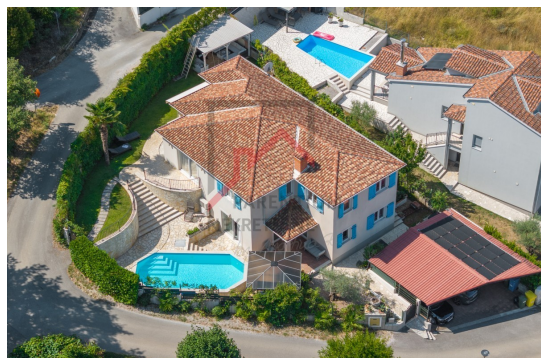




Code :	01617
Location :	Poreč
Building size :	180 m2
Lot size :	600 m2
Distance from center :	4000 m
Distance from sea :	3000 m
Number of floors :	1
Number of rooms :	7
Number of bedrooms :	5
Number of bathrooms :	3
Number of toilets :	1
Swimming pool :	Yes
Parking :	Yes
Basement :	Yes
Electric heating :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Year of construction :	2013
Energy efficiency :	Not specified

Price : 550.000 €

Detached house with pool, two separate apartments, 3 km from the sea

In the greenery of a quiet village just a few minutes' drive from Poreč and crystal-clear beaches, there is this exceptionally well-preserved detached house with a pool and a landscaped garden, ideal for family life, vacation or investment.

On a plot of 600 m², there is a house of 180 m², carefully divided into two completely separate living spaces, each with its own separate entrance, privacy and functionality.

The first apartment extends over two floors: on the ground floor there is a cozy living room with access to the terrace, kitchen, one bedroom, bathroom with storage, while on the first floor there are two more airy rooms and an additional bathroom - an ideal combination for a larger family or quiet work from home.

The second apartment captivates with a spacious open-space living area that connects the kitchen, dining room and living room, with direct access to the covered terrace and the intimate courtyard area where there is a heated pool with a sunbathing area. Two bedrooms, a bathroom and an additional toilet make this space an independent whole, perfect for guests or family members.

The house was built in 2013 and is exceptionally well maintained - ready to move in immediately, without any additional investment. It is equipped with

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air conditioning for heating and cooling, underfloor heating in the bathrooms, PVC windows with mosquito nets and traditional wooden shutters (shutters) that protect from the sun and give the house a Mediterranean charm.

The landscaped yard hides a lush lawn, a multitude of fragrant herbs and flowers, a covered summer kitchen with a barbecue area, and there is also a storage room and covered parking for two cars. Each apartment has a separate entrance to the yard, which further contributes to the feeling of privacy.

The property is connected to the sewerage system, has high-speed internet and satellite television, and is only 4 km from the center of Poreč and 3 km from the first beaches – a location that perfectly combines peace and accessibility to all amenities.

Ownership is neat, unencumbered, documentation is complete.

To view the property, contact the agent:

Valentina Čehić

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