

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

e-mail: info@istria-adria.com

web: istria-adria.com

info: +386 59 200 071



Code :	10625
Location :	Poreč
Building size :	480 m ²
Lot size :	992 m ²
Garden size :	0.00 m ²
Number of bedrooms :	7
Number of rooms :	12
Number of bathrooms :	6
Garage :	Yes
Basement :	Yes
Air conditioning :	Yes
Swimming pool :	Yes
Energy efficiency :	Not specified
Year of adaptation :	2022

Price : 1.555.000 €

ISTRIA, POREČ area

A house with a lot of potential, in a quiet and beautiful location. In a quiet environment just six kilometers from the sea, this house with a swimming pool and five residential units is for sale.

The house has a total area of

365.66 m² and has a separate garage and a storage room of 31.95 m².

The yard has a total area of

992 m² and there is a swimming pool with a sunbathing area where you can enjoy the summer months.

The house consists of two apartments and three suites, a garage, a storage room and a basement and represents an excellent opportunity due to the way the house is designed.

On the beautiful plot there is a garden and a summer kitchen with a beautiful handmade fireplace.

The house is located in an excellent position and offers you great privacy.

Heating is via central heating with heating oil and solar panels for water heating, and all

residential units are equipped with air conditioning, internet and telephone.

The house is sold fully furnished and equipped and as such represents an excellent opportunity for family life,

or as a financial investment for rental - a luxurious vacation from

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the stress of city life in a Mediterranean climate (established tourist rental)

or a combination of both as currently used.

Utilities:

Electricity, telephone and internet

City water supply

Asphalt road and city sewage

Parking spaces, detached garage

Garden area: 695 m²

Proximity to amenities:

Kindergarten, shop, park, playground, post office

Distance from the sea: 6200 m

Other

Year of construction: 2008

Last renovation: 2022

House type: detached with basement

Ownership 1/1

GROUND FLOOR:

-The apartment on the ground floor has a total area of

136.23 m² and consists of a hallway, storage room, spacious living room with a wood-burning fireplace and dining room, kitchen, bathroom, two bedrooms, one of which has a private bathroom and a covered terrace.

The apartment is fully and well-equipped and is ready to move in.

-The apartment on the ground floor consists of a hallway, living room with kitchen, bathroom, bedroom and covered terrace.

FLOOR:

-The apartment has a total area of

74.06 m² and consists of a living room with kitchen and dining area, bathroom, two bedrooms and a covered terrace.

- 2 Apartments that have a similar layout and consist of a living room with kitchen, bathroom, bedroom and covered terrace.