

ISTRIA ADRIA**Pot za Brdom 102, 1000 Ljubljana****e-mail: info@istria-adria.com****web: istria-adria.com****info: +386 59 200 071**

Code :	14240
Location :	Poreč
Building size :	75 m2
Lot size :	150 m2
Garden size :	0.00 m2
Distance from center :	350 m
Distance from sea :	1500 m
Floor :	Ground floor
Number of bedrooms :	2
Number of rooms :	2
Number of bathrooms :	1
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	C
Year of construction :	2019

Price : 325.000 €

In a peaceful location in the village of Tar, a bright and well-maintained ground floor apartment in a smaller residential building is for sale.

The apartment, covering an area of 75 m², is oriented towards the sunny side, ensuring plenty of natural light throughout the day. It consists of a spacious living room with a kitchen, two bedrooms, a bathroom, a separate toilet, and a storage room. The apartment is fully furnished with custom-made furniture and is sold equipped and ready for immediate move-in.

A special feature of this property is the impressive 150 m² private garden. In front of the living room, there is a 50 m² fenced garden with a covered terrace, ideal for relaxation and outdoor gatherings, while an additional 100 m² garden with herbs and trees extends behind the house, providing complete privacy and enjoyment of nature.

The apartment is equipped with an air conditioning unit for heating and cooling, and an additional convenience is the chimney along with prepared installations for central heating.

The property includes four private parking spaces.

Thanks to its ground floor layout, large garden, and proximity to the sea and tourist amenities such as the Camp (2 km), this property represents an excellent opportunity for family living, vacationing, or investment in tourist rentals in attractive Istria.

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It is located 6 km from Novigrad and Poreč and only 1.5 km from the sea.

For more information, please