

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	15253
Location :	Poreč
Building size :	330 m2
Lot size :	210 m2
Garden size :	0.00 m2
Distance from center :	5500 m
Distance from sea :	3500 m
Number of floors :	2
Number of bedrooms :	5
Number of rooms :	5
Number of bathrooms :	4
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	Not specified

Price : 750.000 €

For sale is a spacious house with a total area of 330 m² and a large yard of 2,100 m², located in a neighborhood within the city of Poreč. The property offers numerous possibilities – from family living to tourist rental or investment projects.

The ground floor consists of one residential unit that includes:

- three bedrooms
- a living room
- a dining area
- a kitchen
- a bathroom

The first floor consists of:

- two separate apartments
- one additional room

This layout allows for a combination of private living and renting or conversion into multiple residential units.

The large plot of 2,100 m² provides privacy and numerous landscaping options.

The house is equipped with multiple heating systems and energy-efficient solutions:

- solar panels
- oil boiler
- wood stove
- underfloor heating
- air conditioning units
- fireplace

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An excellent opportunity to purchase a house with great potential near the sea and all amenities.

For more information, please