

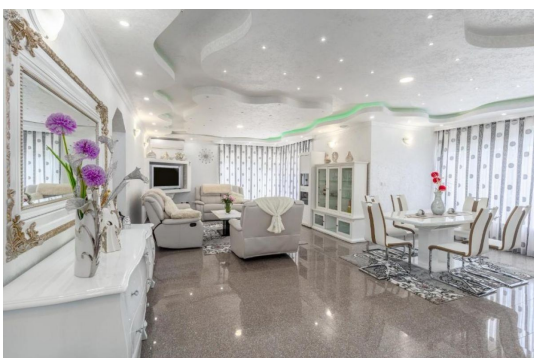
## ISTRIA ADRIA

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|                               |               |
|-------------------------------|---------------|
| <b>Code :</b>                 | 15267         |
| <b>Location :</b>             | Poreč         |
| <b>Building size :</b>        | 103 m2        |
| <b>Lot size :</b>             | 705 m2        |
| <b>Garden size :</b>          | 0.00 m2       |
| <b>Distance from center :</b> | 1500 m        |
| <b>Distance from sea :</b>    | 4000 m        |
| <b>Number of floors :</b>     | 1             |
| <b>Number of bedrooms :</b>   | 2             |
| <b>Number of rooms :</b>      | 2             |
| <b>Number of bathrooms :</b>  | 1             |
| <b>Parking :</b>              | Yes           |
| <b>Air conditioning :</b>     | Yes           |
| <b>Energy efficiency :</b>    | Not specified |
| <b>Year of construction :</b> | 2020          |

Price : 399.000 €

In a peaceful and pleasant environment not far from Poreč, an elegant single-story house is for sale, meticulously designed and equipped, ideal for family living, vacation, or tourist rental. The property is situated on a beautifully landscaped plot of 705 m<sup>2</sup>, providing privacy and ample space for outdoor enjoyment throughout the year.

The house is carefully arranged and consists of an entrance hallway, a modern kitchen from the renowned brand JOOP connected to the dining area and a spacious living room, two comfortable bedrooms, a bathroom, and a covered terrace that serves as an ideal space for relaxation and socializing.

The well-maintained garden features an 18 m<sup>2</sup> swimming pool, surrounded by greenery and relaxation areas, creating a special ambiance. An additional value of the property is a camping trailer located in the yard, which allows for extra accommodation for guests or stays during the summer months.

For more information and to schedule a viewing, please