

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	15707
Location :	Poreč
Building size :	166 m2
Lot size :	1100 m2
Garden size :	0.00 m2
Number of floors :	2
Number of bedrooms :	3
Number of rooms :	3
Number of bathrooms :	3
Parking :	Yes
Energy efficiency :	Not specified

Price : 381.000 €

For sale is a semi-detached house with a yard, located in a beautiful and quiet neighborhood near Poreč. The property spans a total of 166 m² of living space, distributed over two floors, along with an additional 120 m² of commercial space on the ground floor, which offers the possibility of conversion into an additional residential unit.

The residential part of the house is situated on the first and second floors.

On the first floor, there is a kitchen with a dining area, a living room, and an additional room that can be converted into a bedroom with an en-suite bathroom.

The second floor features three bedrooms. Two of the bedrooms share a common bathroom, while the third bedroom has its own bathroom.

On the ground floor, there is 120 m² of commercial space, which represents a significant added value to the property. The space can be used for various business purposes or, depending on the possibilities and necessary permits, converted into an additional residential unit.

Adjacent to the house is a building plot of 572 m². The entire property is fenced, and two parking spaces are provided.

The property requires renovation, but due to its size, functional layout, additional commercial space, and building plot, it offers exceptional potential for creating a quality family home, multiple residential units, or an investment for tourist rental.

A special advantage is the location – a peaceful environment in close proximity to Poreč, one of the most sought-after areas in

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For more information and to schedule a viewing, please