

HABITO

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Code :	01244
Location :	Poreč
Building size :	200 m ²
Lot size :	720 m ²
Distance from center :	500 m
Distance from sea :	5000 m
Number of floors :	1
Number of rooms :	5
Number of bedrooms :	4
Number of bathrooms :	2
Year of construction :	2001
Energy efficiency :	B
Sea View :	Yes
Parking lot :	Yes
Basement :	Yes

Price : 460.000 €

A house for sale in a great location only 5 km from the sea and the center of Porec. The house is located on the edge of the settlement and urbanized zone, providing privacy and peace.

It consists of a basement, ground floor and first floor of a total of 200 m².

In the basement there is a machine room and a storage room.

The ground floor of the house offers a spacious entrance hall, a guest toilet, two bedrooms, a bathroom, a kitchen, a dining room and a living room with a fireplace. There are two bedrooms and a bathroom on the first floor. Both rooms have access to a huge terrace with a beautiful open view of nature and the sea.

The house was built in 2001 on a plot of 720 m², it is well maintained, has central heating with a heat pump (2021), and with its area and location, it represents great potential on the real estate market.

The garden consists of a spacious paved parking lot, a canopy, a beautifully landscaped garden with several types of fruit and Mediterranean plants.

The garden also offers enough space to build a swimming pool and a summer kitchen.

It is an excellent location, 5 km from the sea and the center of Porec, only a 5-minute drive to the highway, 2 minutes to the first gas station, supermarket, and on the other hand you have peace and privacy with a view on the edge of the village.