

## HABITO

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<b>Code :</b>	01293
<b>Location :</b>	Poreč
<b>Building size :</b>	110 m2
<b>Lot size :</b>	1080 m2
<b>Distance from center :</b>	1000 m
<b>Distance from sea :</b>	16000 m
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	4
<b>Number of bedrooms :</b>	2
<b>Number of bathrooms :</b>	1
<b>Energy efficiency :</b>	Not specified
<b>Parking lot :</b>	Yes

**Price :** 120.000 €

A beautiful stone semi-detached house is for sale in a small Istrian village, located near Tinjan (6 km). The house consists of a ground floor, first floor, and attic, with a total net usable area of 110 square meters.

On the ground floor, there is a large room that was used as a cellar. On the first floor of the house is a kitchen with a dining area, a bathroom, and two bedrooms, while the attic features a spacious open-style room. The house has electricity and water, exceptionally healthy walls and wooden construction.

In the garden, there is another stone house with a footprint of 50 square meters, which can be renovated into a guest house, game room, wine cellar, and more.

This property is truly charming and has great potential, located in a peaceful area. The nearest shop and other amenities are situated 1 km away from the property, and the closest beach, the Limski Kanal, is just 16 km away, or 20 km from the city of Porec.