

## HABITO

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<b>Code :</b>	01351
<b>Location :</b>	Poreč
<b>Building size :</b>	172 m <sup>2</sup>
<b>Lot size :</b>	778 m <sup>2</sup>
<b>Distance from center :</b>	5000 m
<b>Distance from sea :</b>	5000 m
<b>Number of floors :</b>	1
<b>Number of rooms :</b>	4
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	3
<b>Year of construction :</b>	2024
<b>Energy efficiency :</b>	Not specified
<b>Parking lot :</b>	Yes
<b>Swimming pool :</b>	Yes

Price : 655.000 €

Detached house for sale 9 km from Poreč and just 5 km from the sea

This 172 sqm house is located on a plot of land measuring 778 sqm. The house consists of a ground floor and first floor and includes 3 bedrooms, 3 bathrooms, a guest toilet, and an open-plan space that encompasses the kitchen, dining area, and living room with access to a covered terrace. The boiler room is accessible from the courtyard, where there is a 32 sqm swimming pool with its own beach. The house is equipped with underfloor heating and air conditioning units.

It is located in a peaceful location, 5 km from the sea and all amenities, and 9 km from Poreč. The house is also equipped with the first phase of solar water heating and offers the possibility of charging electric cars.

This is a peaceful location, the house is surrounded by greenery and nature, making it ideal for both living and renting throughout the year.

Dear clients, A property viewing is possible upon signing a brokerage agreement, which serves as the basis for any further actions related to the purchase and sale process, as well as for the collection of the commission in accordance with the Real Estate Brokerage Act. In the event of a purchase and sale, the agency commission amounts to 3% + VAT and is charged upon the conclusion of the preliminary sale agreement / purchase agreement.

NOTE: We do not assume responsibility for possible errors in the property descriptions; however, we strive to make them as precise and accurate as possible.