

## HABITO

Istarska 1, 52463 Višnjan

mail: [info@habitorealestate.com](mailto:info@habitorealestate.com)

web: [www.habitorealestate.com](http://www.habitorealestate.com)

info: +385 95 559 2774 | + 385 95 554 3550



<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.