

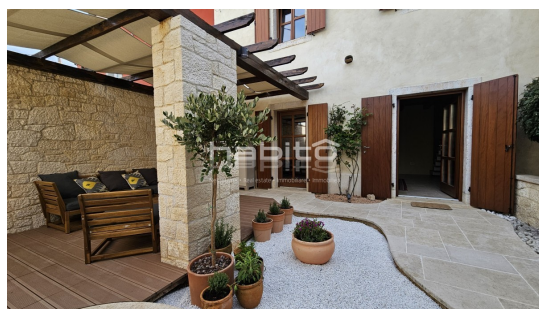
## HABITO

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<b>Code :</b>	01403
<b>Location :</b>	Poreč
<b>Building size :</b>	92 m <sup>2</sup>
<b>Lot size :</b>	50 m <sup>2</sup>
<b>Distance from center :</b>	100 m
<b>Distance from sea :</b>	1500 m
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	3
<b>Number of bedrooms :</b>	2
<b>Number of bathrooms :</b>	2
<b>Year of last adaptation :</b>	2026
<b>Energy efficiency :</b>	Not specified

**Price :** 370.000 €

Istria, Poreč Area, Near the Sea – Authentic and High-Quality Renovated Stone House for Sale

This unique stone house is located in the heart of a village near Poreč, Istria. With complete infrastructure and all necessary amenities within reach, this property represents a perfect blend of traditional charm and modern comfort.

The terraced house covers three floors with a total area of 92 m<sup>2</sup>, including a beautifully landscaped 50 m<sup>2</sup> courtyard. The ground floor features a spacious kitchen with a dining area and living room, ideal for family gatherings. The first floor includes a cozy bedroom with a fireplace and a modern bathroom lined with Istrian stone. The attic is reserved for an intimate bedroom with an en-suite stone-lined bathroom, providing complete privacy.

The house has been thoroughly renovated using high-quality materials and handmade furniture, including Villeroy & Boch bathroom fixtures and Bosch kitchen appliances. Notable features include beautiful floating stone stairs and massive oak beams. The 50 m<sup>2</sup> courtyard is designed as a partially covered terrace with a fireplace, enclosed by high stone walls for total privacy.

Equipped with underfloor heating, a heat pump connected to the fireplace, and a fan coil system, the house ensures comfort year-round. Located just 5 minutes from the beaches and 9 km from Poreč, it offers excellent investment potential for tourist rentals.

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.