

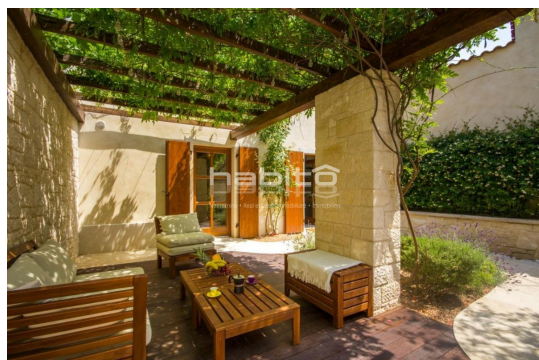
HABITO

Istarska 1, 52463 Višnjani

mail: info@habitorealestate.com

web: www.habitorealestate.com

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



Code :	01403
Location :	Poreč
Building size :	100 m ²
Lot size :	50 m ²
Distance from center :	100 m
Distance from sea :	1500 m
Number of floors :	2
Number of rooms :	3
Number of bedrooms :	1
Number of bathrooms :	2
Energy efficiency :	Not specified

Price : 370.000 €

Istria, Porec area, close to the sea - FOR SALE, Stone house completely and quality renovated

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

The townhouse, located in the central part of the row, extends over three floors, with a total area of 100 m², and includes a beautifully landscaped yard of 50 m². The ground floor features a spacious kitchen with a dining area, ideal for family gatherings. The first floor includes a comfortable living room with a fireplace that creates a warm atmosphere, as well as a modernly equipped Istrian stone-clad bathroom. The attic is reserved for an intimate bedroom with its own stone-clad bathroom, providing complete privacy.

With minor construction work, it is possible to convert the living room and create an additional, second bedroom.

The house has been thoroughly renovated and modernized, using high-quality materials and handmade furniture, including bathroom fixtures from Villeroy & Boch and kitchen appliances from Boch. The beautiful stone floating stairs and solid oak beams, in particular, add a touch of elegance to the interior.

The yard, with an area of 50 m², is designed as a spacious, partially covered terrace with a fireplace, perfect for relaxing and socializing outdoors. High stone walls ensure complete privacy, creating a romantic and relaxing atmosphere.

This comfortable house is cozy in both warmer and cooler months, with subfloor heating, a heat pump connected to the fireplace and a fan coil system for both heating and cooling to ensure you can enjoy the house at the right temperature all year round. The house'...