

## HABITO

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<b>Code :</b>	01412
<b>Location :</b>	Poreč
<b>Building size :</b>	175 m2
<b>Lot size :</b>	660 m2
<b>Distance from center :</b>	20000 m
<b>Distance from sea :</b>	2000 m
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	0
<b>Number of bedrooms :</b>	0
<b>Number of bathrooms :</b>	0
<b>Energy efficiency :</b>	Not specified
<b>Parking lot :</b>	Yes

**Price :** 129.000 €

Old stone house for sale with potential for a luxury villa

Authentic old stone house for sale, with a gross floor area of

175 m2, on three floors: ground floor and two upper floors.

It is located on a spacious plot of 660 m2, which is further enriched by an outbuilding (55 m2) and a carport (50 m2).

This property offers an excellent opportunity for those looking for a renovation challenge with the potential to create a unique home or investment.

A preliminary design for a modern villa with a swimming pool, with a total living area of

300 m2, is available with the property, which makes it easier to plan and implement the renovation.

The first shop is located in a nearby village, only 2 km away.

The city of Porec and the sea are 20 km away, which ensures the proximity of urban amenities and sea activities.

This property represents an ideal opportunity for investors or individuals who want to create a luxury villa in authentic Istrian style. It requires complete renovation and modernization, which allows you to adapt the space to your own wishes and needs.

For all additional information and to arrange a viewing, please feel free to contact us.