

## HABITO

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<b>Code :</b>	01437
<b>Location :</b>	Poreč
<b>Building size :</b>	163 m <sup>2</sup>
<b>Lot size :</b>	1223 m <sup>2</sup>
<b>Distance from center :</b>	7000 m
<b>Distance from sea :</b>	7000 m
<b>Number of floors :</b>	1
<b>Number of rooms :</b>	5
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	2
<b>Year of construction :</b>	2012
<b>Energy efficiency :</b>	Not specified
<b>Parking lot :</b>	Yes
<b>Basement :</b>	Yes

Price : 490.000 €

We are glad to offer you this beautiful detached stone house located in a quiet location only 7 km from the sea and the town of Porec. The house of 163 m<sup>2</sup> consists of a basement (23 m<sup>2</sup>) and two separate apartments. The apartment of 98 m<sup>2</sup> on the ground floor contains a kitchen / dining room and living room, bathroom, two bedrooms and a spacious covered terrace with outdoor grill / summer kitchen. The apartment of 42 m<sup>2</sup> on the first floor contains one bedroom, bathroom, kitchen with dining / living area and a beautiful uncovered terrace with open views of nature. The garden of the house is nicely landscaped with young olive groves and Mediterranean herbs, where "drop to drop" irrigation system has been set up. The garden also offers enough space to build a swimming pool.

Heating: first phase of air conditioning, wood stove and fireplace

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.