

HABITO

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| Code : | 01473 |
| Location : | Poreč |
| Building size : | 172 m ² |
| Lot size : | 262 m ² |
| Distance from center : | 400 m |
| Distance from sea : | 5000 m |
| Number of floors : | 1 |
| Number of rooms : | 4 |
| Number of bedrooms : | 3 |
| Number of bathrooms : | 1 |
| Year of construction : | 2007 |
| Year of last adaptation : | 2022 |
| Energy efficiency : | Not specified |
| Swimming pool : | Yes |
| Basement : | Yes |

Price : 650.000 €

In a quiet village just 5 km from the center of Poreč and the beaches, a modern semi-detached house with an area of 173 m² is for sale. The location is ideal, as all amenities necessary for a comfortable life, such as shops, a bakery, a post office, cafes, and restaurants, are located in the immediate vicinity. The house is beautifully distributed over three functional floors. The ground floor consists of an entrance hall, a spacious living room, a kitchen with a dining area, an authentic tavern (konoba), and two guest toilets. The first floor offers three comfortable bedrooms, a bathroom, and two balconies, while the 17 m² basement provides additional space that serves as a practical storage room. The beautifully landscaped yard features a private pool with a sunbathing area, an adjoining technical room that also serves as storage, and covered parking for up to three cars. The house guarantees maximum comfort throughout the year thanks to underfloor heating on the ground floor and air conditioning units in all rooms. This property is an excellent opportunity for a quality home or a secure investment.

Contact us for more information and to arrange a viewing.

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.