

HABITO

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Code :	01475
Location :	Poreč
Building size :	415 m2
Lot size :	2300 m2
Distance from center :	6000 m
Distance from sea :	15000 m
Number of floors :	2
Number of rooms :	8
Number of bedrooms :	6
Number of bathrooms :	4
Year of last adaptation :	2011
Energy efficiency :	Not specified
Parking lot :	Yes
Swimming pool :	Yes

Price : 780.000 €

For sale is a property in Istria consisting of a main stone house, a separate guest house, a multipurpose outbuilding, and a spacious enclosed yard with a swimming pool and secured parking for four vehicles. The property is functionally adapted for residential living or tourist rental purposes.

The main house has a living area of approximately 250 m² spread over three floors: ground floor, first floor, and attic. The ground floor features an entrance area connected to a dining room with an open fireplace, and a fully equipped kitchen which also includes an open fireplace. The first floor and the attic accommodate a total of four bedrooms and three bathrooms. The property is equipped with gas central heating via radiators, a solar system for hot water heating, air conditioning in the attic, and a Wi-Fi network.

The guest house comprises approximately 130 m² of living space distributed over two floors. The ground floor consists of a living room with an open fireplace, a dining area, an open equipped kitchen, and a separate pantry. On the first floor, there are two interconnected bedrooms and a large bathroom with a bathtub and shower. The guest house has its own independent gas heating system for space and hot water. Directly adjacent to the house is an outbuilding of approximately 35 m² serving as a multipurpose studio or workspace.

The yard is fully enclosed by old stone walls and tall hedges. In the center of the yard stands an old nettle tree (Ladonja), estimated to be around 400 years old, under which a massive stone table is set. The outdoor area features a large swimming pool measuring 12 x 5 meters with concrete Roman steps, interior lighting, and a sea-salt-based filtration system. Outdoor living spaces include a large open terrace on the east side an...

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.