ID: 2441

DETACHED MEDITERRANEAN HOUSE NEAR POREČ

Poreč

645,000 €
3,583 €/m^2







Poreč is a beautiful city located on the western coast of Istria, along the Adriatic Sea. It is known for its long history, rich cultural heritage, and stunning architecture. Poreč has a charming old town full of narrow streets and picturesque squares. Many buildings date back to Roman times, which gives the city a special charm. It is also one of the most popular tourist destinations in Croatia. It offers many activities such as swimming, diving, cycling, and tasting local specialties and wines.

Just 4 km from the city of Poreč and its beautiful beaches, there is this beautiful, detached Mediterranean house. This charming house is ideal for a peaceful and relaxing life, because it is located in a quiet and well-maintained settlement. It is surrounded by the entire plot with

ornamental plants and a beautiful fence, which provides it with additional privacy. The house covers an area of 180 m² and offers a spacious living room on the ground floor, ideal for family gatherings, with an open space to the dining room and a fully equipped kitchen for enjoying shared meals. In the same room there is also a traditional Istrian fireplace for winter atmosphere. This common area has access to a landscaped garden with a swimming pool and barbecue. On the ground floor there is also one bedroom with a French terrace and access to the garden. A spacious hallway with stairs leads to the first floor. Very practical rooms on the ground floor are two complete bathrooms, one located in the hallway and the other separately in the common living room area.

On the first floor there are three spacious bedrooms with French terraces for maximum comfort of your family or guests, a utility kitchen practical during your stay upstairs and one large bathroom. On the first floor there are also two separate terraces with views of the sea or the hilly landscape and the beautifully landscaped village.

All rooms are furnished in a charming style and have air conditioning. Electric underfloor heating is located in most of the main rooms (except the ground floor bedroom and hallway) for comfort during the colder months.

The garden, full of beautiful flowering plants, measuring 710 m², is perfect for relaxing and socializing by the pool (dimensions 6m x 4m). The pool is located on the south side, so it is sunny almost all day long. There is parking for three cars in front of the house.

This fabulous fully equipped house is ready for sale and is an ideal opportunity for those looking for quality life in a beautiful setting and a settlement close to all necessary institutions and shops or as a business investment for year-round rental.

We would like to emphasize the possibility of separating the ground floor and first floor into separate apartments, which is possible thanks to the layout and construction of the building. This is important to note because it could attract potential future owners looking for flexible housing options. The condominium and other necessary actions are left to the future owner.

If you have any additional questions, please feel free to contact:

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Licensed agent

Summary

LOCATION	Poreč	PROPERTY ID	2441
PRICE	645,000 €	TYPE	House

family real estate

ID: 2441

AREA	180 m²	GARDEN AREA	710 m²
YEAR BUILT	-	YEAR RENOVATED	-
ORIENTATION	-	NUMBER OF FLOORS	-
ROOMS	5	BEDROOMS	4
BATHROOMS	2	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	Yes	PARKING SPACES	3
POOL	Yes	VIEW AT	Sea and nature
ACCESS ROAD	Yes	JOINED ROOMS	-
CEILING HEIGHT	-	ELEVATOR	-
HEATING	Air conditioning, Floor heating, Wood stove	JOINERY	Excellent
WALLS MATERIAL	-	WALLS CONDITION	Excellent
TILES	-	PARQUET	-
FACADE	-	ROOF	-
INTERNAL STAIRS	Excellent	EXTERNAL STAIRS	Excellent
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	-	ENERGY CERTIFICATE	-

Extra features

- Access road
- Terrace
- Garden
- Swimming pool
- Sea View
- Yard

Infrastructure

- Electricity
- Water

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