



<b>Code :</b>	01426
<b>Location :</b>	Poreč
<b>House Type :</b>	Detached house
<b>Building size :</b>	378 m <sup>2</sup>
<b>Lot size :</b>	1351 m <sup>2</sup>
<b>Distance from center :</b>	4000 m
<b>Distance from sea :</b>	10000 m
<b>Number of floors :</b>	3
<b>Number of rooms :</b>	6
<b>Number of bedrooms :</b>	4
<b>Number of bathrooms / WC :</b>	3 / 0
<b>Number of parking lots :</b>	4
<b>Energy efficiency :</b>	Not specified
<b>Balcony :</b>	Yes
<b>Internet :</b>	Yes
<b>Climate :</b>	Yes
<b>Furnished :</b>	Yes
<b>Depository :</b>	Yes
<b>Current implemented :</b>	Yes
<b>Conducted water :</b>	Yes
<b>Building permit :</b>	Yes

**Price :** 550.000 €

For sale is a detached house located in the peaceful heart of Istria, surrounded by vineyards and olive groves – an ideal opportunity for family living or a combination of residence and rental.

The property extends over three floors: ground floor, first and second floor. The ground floor features an unfinished space envisioned as a tavern and gathering area, with a planned kitchen and bathroom.

The first floor offers a large entrance terrace, hallway, living room, separate kitchen with pantry, bathroom, and two bedrooms.

On the other side of the house, with its own entrance, there is a comfortable apartment consisting of a spacious terrace, an open-plan kitchen with a living area, two bedrooms, and a bathroom.

The house comes with a storage room, covered parking, olive grove, orchard, and vegetable garden.

This property is perfect for larger families who want to live permanently in Istria or those looking for an opportunity to combine comfortable living with additional rental income.