



Code :	01453
Location :	Poreč
House Type :	Semi-detached house
Building size :	83 m ²
Lot size :	264 m ²
Distance from center :	5000 m
Distance from sea :	5000 m
Number of floors :	2
Number of rooms :	4
Number of bedrooms :	2
Number of bathrooms / WC :	1 / 1
Number of parking lots :	2
Energy efficiency :	Not specified
Sea View :	Yes
Balcony :	Yes
Internet :	Yes
Climate :	Yes
Satellite :	Yes
Heating :	Yes
Furnished :	Yes
Depository :	Yes
Current implemented :	Yes
Conducted water :	Yes
Sewage implemented :	Yes
Asphalted :	Yes
Building permit :	Yes

Price : 399.000 €

Modern semi-detached house for sale in a peaceful location near Poreč and the beaches.

The house has a net living area of 82.90 m², divided between the ground floor and the first floor, and is situated on a land plot of 264 m².

The ground floor consists of an entrance hall, guest toilet, kitchen, dining area, and living room with access to a covered terrace and a beautifully landscaped garden.

An indoor staircase leads to the first floor, where there is a bathroom and two bedrooms, one of which has access to two terraces, offering a lovely view of the sea and the town of Novigrad.

Heating and cooling are provided by inverter air conditioning units.

The property also includes a garden house, parking for two cars, and an additional storage room with outdoor access.

The house is being sold fully furnished and is therefore ready for immediate



POREČ IMMOBILIEN

Bože Milanovića 22, 52440 Poreč

mail: info@porec-immobilien.hr

web: www.porec-immobilien.hr

info: +385 52 422 860

occupancy — ideal as a tourist investment or for long-term living.