



Code :	01505
Location :	Poreč
House Type :	Detached house
Building size :	258 m ²
Lot size :	1303 m ²
Distance from center :	2000 m
Distance from sea :	2000 m
Number of floors :	2
Number of rooms :	10
Number of bedrooms :	5
Number of bathrooms / WC :	5 / 0
Number of parking lots :	5
Energy efficiency :	Not specified
Balcony :	Yes
Internet :	Yes
Climate :	Yes
Satellite :	Yes
Heating :	Yes
Furnished :	Yes
Depository :	Yes
Jacuzzi :	Yes
Current implemented :	Yes
Conducted water :	Yes
Sewage implemented :	Yes
Asphalted :	Yes
Building permit :	Yes

Price : 700.000 €

For sale is a spacious and functional house, suitable both for family living and tourist rental.

The house consists of two separate apartments with individual entrances, providing a high level of privacy and flexibility in use.

On the ground floor, there is an apartment with a total area of 146.86 m², consisting of an entrance hallway, a spacious living room, a kitchen with dining area and an additional storage room, three bedrooms and two bathrooms – one with a shower and the other with a bathtub.

A particular advantage of this apartment is the separate studio apartment with its own kitchen and bathroom, which can be ideal for guests or tourist rental.

An external staircase leads to the first floor, where the second apartment of 110.92 m² is located. The apartment consists of an entrance area, living room, kitchen with dining area, two bedrooms and two bathrooms.

Both apartments are equipped with air-conditioning units for heating and cooling, while central heating powered by heating oil has also been installed. The utility room is located in the basement of the house.



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The spacious grounds feature 22 olive trees and an auxiliary building of 31.35 m², consisting of a tool storage area and a laundry room. For additional enjoyment, there is a jacuzzi, as well as parking spaces for 5 cars.

Thanks to its two separate residential units, additional studio apartment, spacious grounds, and functional layout, this property represents an interesting opportunity both for peaceful family living and as an investment in tourism.