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

**Price : 979.000 €**

A spacious and functional house for sale, ideal for family living or tourist rental.

The house consists of two separate apartments with independent entrances, ensuring privacy and flexibility of use.

On the ground floor, there is an apartment with a total area of 146.86 m<sup>2</sup>, comprising an entrance hallway, a spacious living room, a kitchen with a dining area and an additional pantry, three bedrooms, and two bathrooms (one with a shower, the other with a bathtub). A special advantage of this apartment is a separate studio unit with its own kitchen and bathroom, ideal for guests or rental.

An external staircase leads to the first floor, where there is a second apartment with an area of 110.92 m<sup>2</sup>. It consists of an entrance area, a living room, a kitchen with a dining area, two bedrooms, and two bathrooms.

Both apartments are equipped with air conditioning for heating and cooling, and central heating on fuel oil is also installed. The boiler room is located in



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the basement of the house.

On the spacious yard, 22 olive trees are planted, and additional value is provided by an auxiliary building of 31.35 m², which includes a tool storage area and a laundry room. A jacuzzi and parking spaces for 5 cars are also available.

This property represents an excellent opportunity for peaceful family living, as well as a tourism investment thanks to the separate residential units and the property's location.