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| <b>Code :</b>                     | 01559              |
| <b>Location :</b>                 | Poreč              |
| <b>House Type :</b>               | In a row house     |
| <b>Building size :</b>            | 112 m <sup>2</sup> |
| <b>Lot size :</b>                 | 277 m <sup>2</sup> |
| <b>Distance from center :</b>     | 1000 m             |
| <b>Distance from sea :</b>        | 8000 m             |
| <b>Number of floors :</b>         | 2                  |
| <b>Number of rooms :</b>          | 4                  |
| <b>Number of bedrooms :</b>       | 3                  |
| <b>Number of bathrooms / WC :</b> | 3 / 0              |
| <b>Number of parking lots :</b>   | 2                  |
| <b>Energy efficiency :</b>        | Not specified      |
| <b>Balcony :</b>                  | Yes                |
| <b>Internet :</b>                 | Yes                |
| <b>Swimming pool :</b>            | Yes                |
| <b>Climate :</b>                  | Yes                |
| <b>Satellite :</b>                | Yes                |
| <b>Heating :</b>                  | Yes                |
| <b>Furnished :</b>                | Yes                |
| <b>Depository :</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 :** 444.000 €

Located in a peaceful Istrian village, just 10 km from the center of Poreč and the sea, this elegant 112 m<sup>2</sup> stone house is a perfect blend of authentic tradition and top-tier modern comfort.

**Ground Floor:** An open-concept living room, kitchen, and dining area designed for comfortable social gatherings. This level also features an additional room with an en-suite bathroom — currently used as a gym, but easily convertible into an elegant bedroom.

**First Floor:** Two spacious bedrooms (each with its own private bathroom), a storage room, and a private terrace designed for evening relaxation with views of nature.

**Exterior:** Covered summer terrace for al fresco dining, a private heated pool, and a carefully landscaped Mediterranean garden with four antique olive trees. The property includes two private parking spaces and is sold fully furnished.