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| <b>Code :</b>                    | 28310              |
| <b>Location :</b>                | Poreč              |
| <b>Building size :</b>           | 145 m <sup>2</sup> |
| <b>Lot size :</b>                | 200 m <sup>2</sup> |
| <b>Distance from center :</b>    | 0 m                |
| <b>Distance from sea :</b>       | 0 m                |
| <b>Seaview :</b>                 | No                 |
| <b>Number of floors :</b>        | 2                  |
| <b>Number of rooms :</b>         | 4                  |
| <b>Number of bathrooms :</b>     | 2                  |
| <b>Year of construction :</b>    | 2003               |
| <b>Energy efficiency :</b>       | B                  |
| <b>Parking :</b>                 | Yes                |
| <b>Air conditioning system :</b> | Yes                |

**Price :** 340.000 €

For sale is a beautiful and functional house located in a quiet neighborhood not far from the sea, ideal for family life, relaxation, or tourist rental. It is just 2 km from the beach and 4 km from the center of Poreč, providing the perfect balance between privacy and proximity to all amenities.

The house was built in 2003 and thoroughly renovated in 2018, and it is being sold in excellent condition, with no additional investment required.

It consists of four spacious bedrooms, two bathrooms, an additional guest toilet, and practical spaces such as a dry cellar/basement, storage room, boiler room, and laundry room. The yard features covered parking with electronic protection, and the property is enclosed by walls and wrought iron fences, offering complete privacy. The landscaped yard is adorned with Mediterranean plants, including an olive tree and a fig tree.

The house has central heating, making it suitable for year-round living.

- Electronically protected covered parking
- Enclosed yard with an olive tree and a fig tree

This property is an excellent opportunity for those looking for a comfortable home cl...