SELETON REAL ESTATE
Obala maršala Tita 1, 52440 Poreč
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Object ID :	0157
Location :	Poreč
Building size :	264 m2
Lot size :	1128 m2
Distance from center :	4000 m
Distance from sea :	5000 m
Number of floors :	2
Number of bedrooms :	4
Number of rooms :	5
Number of bathrooms :	3
Number of toilets :	1
Parking :	Yes
Garage :	Yes
Storage room :	Yes
Year of construction :	1992
Year of adaptation :	2021
Energie class :	C

Price : 690.000 €

Located in a quiet area in the immediate vicinity of Poreč, this detached house with a surface area of

264 m² is for sale. The property currently comprises two residential units, with the potential to create an additional smaller apartment on the ground floor through minor modifications. The ground floor features a one-bedroom apartment, as well as a storage room, a boiler room, a bathroom, and two extra rooms. The upper floor houses a 132 m² apartment consisting of a living room, dining room, kitchen, enclosed terrace, three bedrooms, a covered terrace, a hallway, a bathroom, and a separate toilet.Built in 1992, the house underwent an energy-efficiency renovation in 2021. This included the installation of aluminum windows and shutters, as well as the refurbishment of the facade with new 10 cm thick stone wool insulation (applied to three sides of the house, excluding the south side), ensuring excellent thermal and acoustic insulation, along with high energy efficiency. The house is built on a plot of land measuring 1,128 m², is being sold fully furnished, has central heating on heating oil throughout the house, a 40 m² garage for two cars and a tavern with a terrace measuring 40 m². The spacious, beautifully landscaped grounds offer ample room for the new owner to construct a swimming pool and a sunbathing area. The property is located approximately 5 km from Poreč and the sea.Energy efficiency rating: "C".For further information or to arrange a viewing, please feel free to contact us!

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NOTICE:Dear clients,the property can be viewed exclusively with a signed Brokerage Agreement, which is the basis for further actions related to the purchase and the payment of the commission, all in accordance with the Act on Real Estate Brokerage.In case you decide to purchase the property, the agency commission is 3% + VAT, payable at the time of signing the Preliminary Agreement or the Sale and Purchase Agreement.We are not responsible for possible errors in property descriptions, though we strive to be as precise and accurate as possible.Photos, videos, computer visualizations (renderings) and floor plans are illustrative in nature and may not fully correspond to the actual or final condition of the property.Buyers are advised to inspect the property in person before making a final decision.