

ISTRA, POREČ - Kvalitetna i topla obiteljska prizemnica nadomak Poreča, Poreč, House



Seller Info

Name: Agencija Dux nekretnine
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First Name: Agencija
Last Name: Dux nekretnine
Company Name: DUX NEKRETNINE d.o.o.
Service Type: Selling and renting
Country: Croatia
Region: Primorsko-goranska županija
City: Rijeka
ZIP code: 51000
Address: Tizianova 8
Mobile: 385 91 480 8808
Phone: 385 51 518 174
About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then

because we like to stay in touch
even after the contract is signed
- because our mission is more
than just a job.

Listing details

Common

Title:	ISTRA, POREČ - Kvalitetna i topla obiteljska prizemnica nadomak Poreča
Property for:	Sale
House type:	detached
Property area:	85 m ²
Lot Size:	1063 m ²
Bedrooms:	3
Bathrooms:	2
Price:	465,000.00 €
Updated:	Jul 04, 2024

Condition

Newbuild:	yes
Built:	2015

Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Poreč
City area:	Poreč
ZIP code:	52440

Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes



Additional information

Energy efficiency:	A+
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Parking

Number of parking spaces:	3
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Description

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ISTRIA, POREČ - Quality and warm family single-family house near Poreč

Located in a small settlement near the unmissable town of Poreč, this quality and warm single-family house is worthy of your attention. **DESCRIPTION OF THE PROPERTY;** The one-story villa is located on a spacious plot of 1063m², and within 85m² of living space, it will charm you with its warmth, timeless style of decoration and comfort. Upon entering the villa, there is a small corridor that separates the private interior space from the part for daily life and entertainment. Thus, in the spacious and maximally open area for everyday life, there is a modern and fully equipped kitchen with an island, a dining room ideal for a family lunch or a late evening party with friends, and a spacious living room furnished so that your favorite movies and series are even more interesting. Comfortable and high-quality furniture certainly contributes to that. From the living room there is an exit through a sliding glass wall to the landscaped yard and swimming pool with sunbathing area. In the private part of the villa, there are two bedrooms, one of which is the master bedroom with its own bathroom, and another guest bathroom. This one-story villa is equipped with top-quality new furniture in a rustic style, which adds to the character of the house, and is being sold as such. **BACKYARD;** The yard is completely fenced, while it is accessed through an automatic gate with sensors, after which there is a parking space sufficient for 2 to 3 cars. A modern approach was used in the arrangement of the garden with the simplicity of maintaining greenery, which is helped by an automatic irrigation system. It has been enriched with local herbs and greenery such as olive trees, and new greenery has been planted to add privacy and more shade during the warm summer months. What makes this property particularly interesting is the fact that it is located at the beginning of the plot, which means that the other 500 m² of land remains free in case the new owners wish or need to build additional facilities or another residential building. The current owners have a project to upgrade the house on the rest of the land. **ADDITIONAL INFORMATION;** The heating and cooling system is solved with the help of smart air conditioners, but in the living room there is also the option of heating with wood or pellets with the help of a chimney. It is an ideal investment opportunity in the sense of an ideal warm and safe family home, but considering the attractiveness of its location and the contents of the villa, there is also the possibility of investment in the direction of tourist rental. For all questions, necessary information or organizing an appointment to view the villa, please feel free to contact us. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions.

www.dux-nekretnine.hr/opci-uvjeti-poslovanja ID CODE: 25092

Additional contact info

Reference Number: 529475
Agency ref id: 25092