

## Renovirana kamena kuća blizu Poreča, Poreč, House



### Seller Info

Name: Unikat Immobilien  
First Name: Unikat  
Last Name: Immobilien  
Company: UNIKAT IMMOBILIEN  
Name: ISTRIEN d.o.o.  
Service Type: Selling and renting  
Website: <https://unikat-immobilien.com/>  
Country: Croatia  
Region: Istarska županija  
City: Poreč  
ZIP code: 52440  
Address: Partizanska 6A  
Mobile: +385 99 591 2785  
Phone: +385 91 618 6842  
About us: Our real estate agency with

many years of experience is mainly active on the west coast of Istria. In addition to a classic real estate offer (houses, villas, flats, apartments, land), you can also find a large range of turnkey construction projects with us.

We mediate in the purchase and sale of real estate, mediation of turnkey construction projects and support for these projects, obtaining the categorization for the rental of your property, transfer of the meters after a property purchase to the new owner.

Through our business partners we can offer: Creation of purchase contracts, preliminary contracts, translation of these contracts into your national language, tax advice and accounting.

Thanks to our extraordinary language skills (native German, Croatian and fluent English, spoken and written), we can provide you with comprehensible and detailed advice so you could benefit from our experience in the Istrian real estate market and in construction.

## Listing details

### Common

Title:	Renovirana kamena kuća blizu Poreča
Property for:	Sale
House type:	detached
Property area:	133 m <sup>2</sup>
Lot Size:	500 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	4
Bathrooms:	3
Price:	580,000.00 €
Updated:	May 24, 2024

### Condition

Built:	1942
Last renovation:	2023

### Location

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

### Additional information

Energy efficiency:	In preparation
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### Heating

Central heating:	yes
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## Parking

Number of parking spaces: 2

## Description

**Description:** Location of the house The house is located in a small village near Poreč, it is 11 km from the sea, the same distance from the city of Poreč. The house is well connected by traffic along the paved road, in the neighborhood there are private residential houses and holiday homes. Distribution of rooms The house consists of a ground floor and a first floor, which together have a gross area of 133 m<sup>2</sup>. On the ground floor there is an open living room with kitchen and dining room, one bedroom, a bathroom and a technical room. From the living room there is direct access to the swimming pool and sun deck in front of the house and to the covered summer kitchen with a barbecue grill. There are two bedrooms on the first floor, each with its own private bathroom. Heating and cooling The whole house is equipped with electric underfloor heating and additionally with air conditioners for heating and cooling. Garden and yard The outside area around the house consists of a beautifully landscaped garden with a swimming pool with a sun deck and a covered summer kitchen with a barbecue. There is parking for two vehicles in front of the house. Additional information The house is categorized with 4 stars and is used for tourist rental, it is being sold fully furnished and equipped. ID CODE: 556

## Additional contact info

Reference Number: 610896  
Agency ref id: 556  
Contact phone: +385 99 5912785