

## Poreč - okolica, autentična istarska kamena kuća sa pogledom na more, Poreč, House



### Seller Info

Name: Art Living Real Estate  
First Name: Art Living  
Last Name: Real Estate  
Company Name: ART LIVING REAL ESTATE  
Service Type: Selling and renting  
Country: Croatia  
Region: Istarska županija  
City: Umag  
ZIP code: 52470  
Address: Pozioi 1g  
Mobile: +385 91 784 80 83  
Phone: +385 91 784 80 83  
About us: Art Living Real Estate is an

authorised licensed real estate agency, registered in the Register of Real Estate Agents at the Croatian Chamber of Commerce, which with its professional approach and a team of licensed agents represents its clients by providing top real estate services. Contact us with confidence and see for yourself our expertise and quality.

### Our services to buyers:

consulting on the situation on the real estate market and presentation of real estates in our office  
field tour of selected real estate  
real estate documentation check  
negotiating sales  
legal support (sales contract, pre-contracts, registration)  
transfer of utility obligations (electricity, water, etc.),

### Our services to sellers:

property overview  
real estate estimate  
photographic services  
consulting on the real estate's  
market value  
verification of real estate  
documentation (ownership  
certificate, construction and use  
permit)  
signing a real estate mediation  
contract  
advertising real estate on our  
website and other leading  
domestic and world websites  
additional attention is paid to  
the real estate for which we  
have an exclusive mediation  
contract in marketing  
advertising and investment

Reg No.: 72/2022

## Listing details

### Common

Title: Poreč - okolica, autentična istarska kamena kuća sa pogledom na more  
Property for: Sale  
House type: semi-detached  
Property area: 192 m<sup>2</sup>  
Lot Size: 1000 m<sup>2</sup>  
Number of Floors: 2  
Bedrooms: 5  
Bathrooms: 3  
Price: 390,000.00 €  
Updated: Nov 13, 2024

### Condition

Last renovation: 2010

### Location

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

## Permits

Building permit: yes  
Ownership certificate: yes

## Additional information

Energy efficiency: In preparation



## Parking

Number of parking spaces: 4

## Description

Description: Poreč, surroundings A stone Istrian house for sale on a plot of 1000 m2 in a quiet location with a view of the sea. The house with a total area of 192 m2 is spread over 3 floors; ground floor, 1st floor and attic. On the ground floor there is a spacious living room with a kitchen and dining room and a bathroom. There is a fireplace in the living room. The first floor is accessed by external stairs. On the 1st floor there is a living room, an open kitchen, two bedrooms and a bathroom. The attic is accessed by an internal staircase where there is a spacious room and a bathroom. There is a beautiful view of the sea from the attic. The house is located on a plot of 1000 m2 and has a landscaped and fenced garden. The house has several parking spaces. The exceptional characteristics of the house are the original ceiling beams and 60 cm thick walls. and the preservation of the authentic look of the Istrian house. The house is located in a quiet and beautiful location, close to all essential amenities (motorway, near the border crossing with Slovenia, restaurants, wineries, agritourism, bicycle paths), and the sea, which is only a few minutes' drive away. The property is ideal both for vacation and residence as well as for rental for tourist purposes. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions ID CODE: 417

## Additional contact info

Reference Number: 613203  
Agency ref id: 417  
Contact phone: 091 784 8083