

Renovirana kamena kuća s bazenom, 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
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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 s bazenom
Property for:	Sale
House type:	detached
Property area:	171 m ²
Lot Size:	960 m ²
Number of Floors:	3
Bedrooms:	7
Bathrooms:	3
Price:	645,000.00 €
Updated:	Jun 19, 2024

Condition

Built:	1900
Last renovation:	2006

Location

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

Additional information

Energy efficiency:	D
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Heating

Central heating:	yes
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Parking

Number of parking	3
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spaces:

Description

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Location of the house This authentic Istrian stone house is located in a small village 18 km from Poreč and the same distance from the sea. In the neighborhood there are residential private houses, some of which serve as holiday homes. **Layout of rooms** The house consists of a half-basement, elevated ground floor, first floor and one room in the attic. In the half-basement there is a spacious tavern with a fireplace, a small auxiliary kitchen and a fully equipped bathroom. This tavern is a separate room that is entered directly from the courtyard through a covered terrace. With a separate entrance, on the elevated ground floor there is a living room with dining room and kitchen, two bedrooms and one bathroom. In front of the living room is a large covered terrace through which you can directly enter the house, and from the dining room there is direct access to a covered balcony. Upstairs there are two additional bedrooms, another bathroom and a separate room that is arranged as a smaller living room and has a small auxiliary kitchen. From this room there is a direct exit to an open balcony with a beautiful view of the surrounding houses and nature. From the corridor on the first floor, via the stairs, you can reach the room in the attic, which at the moment serves as a study. It is closed on three sides by glass walls and surrounded by an open terrace that offers a 360° stunning panoramic view of the surrounding area and the hills in the distance as well as the sea. **Heating and cooling** The house is equipped with central heating via firewood, there are additional air conditioners for heating and cooling. There is also an open fireplace in the tavern. **Garden and yard** The yard is very nicely decorated, several vehicles can be parked in front of the house, and behind the house there is a garden with a swimming pool, sunbathing area and an open terrace. The land is bordered by a wall and offers a lot of privacy. **Additional information** The house was renovated in 2006 and is being sold fully furnished. ID CODE: 560

Additional contact info

Reference Number: 618031

Agency ref id: 560