

## Istra, Poreč, okolica - šarmantna kuća u istarskom stilu, 1500 metara od mora, 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  
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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: Istra, Poreč, okolica - šarmantna kuća u istarskom stilu, 1500 metara od mora  
Property for: Sale  
House type: detached  
Property area: 120 m<sup>2</sup>  
Lot Size: 250 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 5  
Bathrooms: 2  
Price: 495,000.00 €  
Updated: Nov 11, 2024

### Condition

Built: 1980  
Last renovation: 2020

### 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: 2  
Covered parking space: yes

## Description

Description: Istria, Poreč, surroundings A detached stone house in the Istrian style, with a total area of 120 m<sup>2</sup>, is for sale in a quiet and beautiful place only 1.5 kilometers from the sea and well-kept beaches and only 7 km from the picturesque town of Poreč. The ground floor of the house consists of an entrance hall, a charming custom-made kitchen in a rustic style, a dining room with a dining table and an exit to a spacious yard, a relaxation room for relaxing and spending free time, and a beautiful stylishly decorated tavern with a large indoor fireplace. On the ground floor there is a bathroom and an additional room that serves as a boiler room or laundry room. An additional spacious bathroom is located on the mezzanine floor of the house, while a high-quality internal staircase leads to the first floor of the house, where there are two spacious double bedrooms, one with a terrace with stone pillars and a roof with a view of the sea. The house also has a spacious attic that can be arranged according to the customer's wishes. The large garden consists of three parts. The first part includes two parking spaces and access from the garden with an automatic door. The second part is a relaxation area with an outdoor shower. The third part is intended for the installation of a covered outdoor kitchen. In the garden, there is also a small house that serves as a storage room. The house is sold fully furnished and fully functional. All kitchen and bedroom furniture is custom-made in a rustic style. Heating is provided by a pellet stove, while cooling is provided by an air conditioning system. The quiet and beautiful location makes this property an ideal opportunity for anyone looking for a property in an attractive location near all essential facilities and the sea, which can be adapted for both vacation and residence, as well as for tourist purposes. Dear clients, It is possible to view the property only with a signed brokerage agreement, which is the basis for further actions related to the sale and commission, all in

accordance with the Law on Brokerage in Real Estate Transactions. The commission of the agency for the buyer is 3% + VAT and is paid in the case of real estate purchase upon conclusion of the pre-contract or sales contract. NOTE: We are not responsible for any errors in the property descriptions, but we want to be as precise and accurate as possible AGENCY ID CODE: 1212 ID CODE: 1212

### Additional contact info

Reference Number: 645376  
Agency ref id: 1212  
Contact phone: 091 784 8083