

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
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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 m²
Lot Size: 250 m²
Number of Floors: 1
Bedrooms: 5
Bathrooms: 2
Price: 495,000.00 €
Updated: Oct 08, 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 m², 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