

## Istra - Poreč, kamena kuća, starina, pogled more ekskluziva, Poreč, House



### Seller Info

Name: Kaiser Immobilien  
First Name: Kaiser  
Last Name: Immobilien  
Company Name: Kaiser Immobilien d.o.o.  
Service Type: Selling and renting  
Website: <https://kaiser-immobilien.hr/>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Opatija  
ZIP code: 51410  
Address: Maršala Tita 97  
Mobile: 00385992140008  
Phone: 0038551823491  
About us: The professional team of experts for exclusive real estate of the agency KAISER IMMOBILIEN becomes a partner for clients in a pleasant, undisturbed, discreet and intimate atmosphere. We strive to meet the highest standards and with great commitment we find the perfect property for you. With our expertise, dedication, our instinct and knowledge of the regional market, you can build your dream property in the locations of Kvarner, Istria, Dalmatia and the whole of Croatia. We advise you from the first appointment to the conclusion of the contract and beyond. Each client is approached individually with maximum trust.

The founders of the agency are Silvija Panuccio and Dean Luić.

Leave it to our team of experts who know every challenge on

the way to the best real estate.

Our focus is quality, safety and finding the perfect property for the money invested.

Reg No.: 133/2024

## Listing details

### Common

Title:	Istra - Poreč, kamena kuća, starina, pogled more ekskluziva
Property for:	Sale
House type:	in sequence
Property area:	160 m <sup>2</sup>
Lot Size:	1215 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	5
Bathrooms:	1
Price:	300,000.00 €
Updated:	Oct 03, 2024

### Condition

Built: 1968

### Location

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

### Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes



### Additional information

Energy efficiency: A

### Parking

Number of parking spaces: 5

## Description

### Description:

Kaiser Immobilien presents a beautiful semi-detached stone house that it offers as an Exclusive among its properties. It is a unique house in a small Istrian village with a wonderful view of the sea. The house is only 18 km from the city of Poreč, and 5 km from the first shop, restaurant, coffee bar, beauty salon and other necessary amenities. This wonderful property is hidden in a small autochthonous Istrian village, surrounded by nature, chirping birds and, above all, unique peace. The property is located in an elevated position, which gives you a view of the sea and a wonderful panoramic view of the nature in front of the house. In the evening, from the yard of the property, you can see the lights of fishermen on the sea from Vrsar to Poreč. This unique stone house is located on a plot of 1215 m<sup>2</sup>, the entire plot is surrounded by a stone wall, and inside the plot there is its own olive grove. The plot offers enough surface area on which another property can be built, given that it is all for construction. The house consists of ground floor, first floor and attic. On the ground floor of the house there is a living room and kitchen that serve as a space for socializing and barbecuing, there is a wonderful brick fireplace that gives a special pleasure of relaxation in winter. In front of the space there is a covered summer terrace where you can dine. The first floor of the house is connected by old stone stairs that remind of a part of the past and the history of the population that lived there. Arriving on the first floor, we first enter the closed summer terrace, which attracts a lot of sun through the glass during the day and is heated throughout the sunny day. We enter the house and come to a spacious open space living room and kitchen. There is also one bedroom and a bathroom. We climb the old wooden stairs to the attic of the house, where there are two more bedrooms. The whole house is equipped with the original old wooden beams that are on the ceilings and stairs inside the house. The beams are old and well preserved, varnished and protected. The house is heated by a new electric pellet stove, and previously it was heated with wood. The house is habitable and is sold fully furnished. Within the house there is a basement and a water storage for watering the garden and flowers. The house is equipped with more modern but also old autochthonous well-preserved furniture. This property is connected to another property on its rear side, but this does not reduce its value, since it faces the entrance to the village, the sea and has a wonderful view. Distance of the property to the city: Poreč - Pula Airport, 45 km Poreč - Ljubljana, 162 km Poreč - Vienna, 544 km Poreč - Prague, 868 km Poreč - Munich, 565 km new home, contact the agent at phone number 00385 923782803, or at the email address: [ivana@kaiser-immobilien.hr](mailto:ivana@kaiser-immobilien.hr). ID CODE: 113-134

## Additional contact info

Reference Number: 648121  
Agency ref id: 113-134