

## MANUEL ESTATE

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|                               |                    |
|-------------------------------|--------------------|
| <b>Code :</b>                 | 11240              |
| <b>Location :</b>             | Poreč              |
| <b>Building size :</b>        | 280 m <sup>2</sup> |
| <b>Lot size :</b>             | 900 m <sup>2</sup> |
| <b>Distance from center :</b> | 1000 m             |
| <b>Distance from sea :</b>    | 1500 m             |
| <b>Number of floors :</b>     | 3                  |
| <b>Number of bedrooms :</b>   | 7                  |
| <b>Number of bathrooms :</b>  | 3                  |
| <b>Parking :</b>              | Yes                |
| <b>Storage :</b>              | Yes                |
| <b>Air conditioner :</b>      | Yes                |
| <b>Energy efficiency :</b>    | Not specified      |
| <b>Year of construction :</b> | 1982               |

**Price :** 830.000 €

Detached house in a quiet location, located in Poreč, close to all necessary amenities for a comfortable everyday life. On the first and second floor there are two spacious apartments of 112 m<sup>2</sup>, consisting of three bedrooms, bathroom, toilet, kitchen, dining room and living room, as well as a storage room and two terraces. On the ground floor there is a smaller apartment of 50 m<sup>2</sup>. Arranged garden of 900 m<sup>2</sup>. Private parking. The house is used for housing and rent. Renovation is needed. For all other information, feel free to contact us.

Note: If the buyer, after viewing (physical access/personal visit) the property in question with the agency "Manuel Estate d.o.o." made the final decision to buy it and conclude the sale with the owner of the property, he is obliged to pay the agency commission in the amount of 3% + VAT of the total purchase price.