

MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

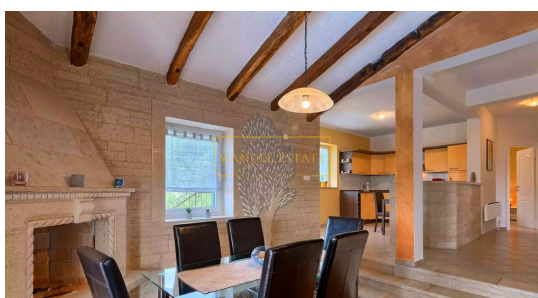
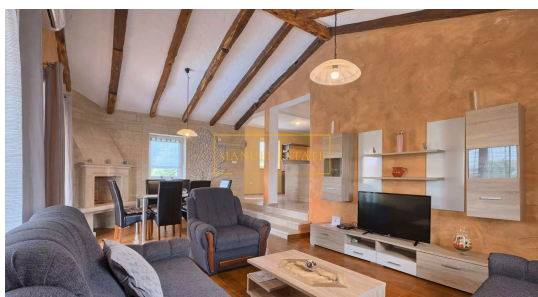
MANUEL ESTATE

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Code :	10979
Location :	Poreč
Building size :	142 m2
Lot size :	770 m2
Distance from center :	10000 m
Distance from sea :	10000 m
Distance from airport :	65 km
Number of floors :	2
Number of bedrooms :	3
Number of bathrooms :	3
Parking :	Yes
Storage :	Yes
Air conditioner :	Yes
Central heating :	Yes
Energy efficiency :	Not specified
Year of construction :	2013

Price : 600.000 €

Typical Istrian stone villa with swimming pool, total living area of

142 m2 with a garden of 770 m2. The house consists of two floors, ground floor and first floor. On the ground floor there is a hallway, a bedroom, a bathroom, a kitchen with a dining room, a pantry and a spacious living room created according to the open-space principle with access to a covered terrace. Upstairs there are two bedrooms, two bathrooms and another covered terrace with a wonderful view of the pool and nature. The house is sold fully decorated and furnished. The rooms are cooled using built-in air conditioners, and heated using electric panels. There is also a wood-burning fireplace in the living room. The meticulously landscaped garden of 770 m2 consists of a swimming pool of 33 m2, a sunbathing area, an outdoor shower, a covered gazebo, and an outdoor kitchen with a barbecue area. The yard is fenced, where there is also covered parking for two cars. The stone house was built in 2013, but its rustic Istrian charm gives it timeless beauty. It is located in a quiet location, about 10 km from the historic center of Poreč, the sea and beautifully decorated beaches. A perfect opportunity for a new home or as a good investment for year-round tourist rental. The price of this detached house near Poreč is 600,000 euros. 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

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owner of the property, he is obliged to pay the agency commission in the amount of 3% + VAT of the total purchase price.