

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

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|                                |               |
|--------------------------------|---------------|
| <b>Code :</b>                  | 10976         |
| <b>Location :</b>              | Poreč         |
| <b>Building size :</b>         | 167 m2        |
| <b>Lot size :</b>              | 4348 m2       |
| <b>Distance from center :</b>  | 15000 m       |
| <b>Distance from sea :</b>     | 12000 m       |
| <b>Distance from airport :</b> | 70 km         |
| <b>Number of floors :</b>      | 3             |
| <b>Number of bedrooms :</b>    | 2             |
| <b>Number of bathrooms :</b>   | 1             |
| <b>Seaview :</b>               | Yes           |
| <b>Parking :</b>               | Yes           |
| <b>Garage :</b>                | Yes           |
| <b>Storage :</b>               | Yes           |
| <b>Central heating :</b>       | Yes           |
| <b>Energy efficiency :</b>     | Not specified |
| <b>Year of construction :</b>  | 0000          |

**Price :** 640.000 €

A beautiful self-sustainable stone house in the forest, a real oasis of peace, a simply perfect natural property for all those who are looking for an escape from everyday life, the hectic pace of life, stress and noise. An ideal opportunity for a new home or as a good investment for year-round rental. Total living area of

167 m2 on a plot of 4,348 m2. It is distributed over the ground floor, two floors and an attic. On the ground floor there is a tavern with a fireplace and a kitchen, as well as a pantry. The large fireplace is centrally connected to the entire house and is used for heating. The first floor consists of a living room, a kitchen with a dining room, and a terrace with balconies. There is another additional fireplace in the living room, which is connected to the bedrooms and is used for heating. The second floor consists of two bedrooms, a bathroom and a terrace. In the attic there is a small office and a terrace with a beautiful uninterrupted panoramic view of the sea and nature. In the yard there is a parking lot, a storage room and a covered woodshed. The yard is landscaped and surrounded by high stone walls. The meticulously landscaped garden extends to 4,348 m2 and provides a complete atmosphere of comfort and peace, yet it is not far from the sea, the center of Poreč and is well connected to all attractive locations in Istria. The great advantage of this typically Istrian stone-rustic house is its self-sustainability. The house has solar panels and is connected to the city's water supply. It is located in great privacy, and it can be reached by driving on a road through

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the forest. The first neighbor is at a distance of 600 m. This unique property is located only 15 km from the historic center and center of the charming town of Poreč. The price of this beautiful detached self-sustainable stone house in nature is 640,000 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 owner of the property, he is obliged to pay the agency commission in the amount of 3% + VAT of the total purchase price.