



## A family house for sale in a quiet part 5 km from Porec

450.000 €

2.514 €/m<sup>2</sup>

A new family house for sale near Porec with a total living area of 176 m<sup>2</sup> on a plot of 488 m<sup>2</sup> with a total of 4 bedrooms. The house is located on a side street in a quiet location and is only 5 km from the first beaches and the city center. The house is spread over 2 floors, ground floor, and first floor and is southeast-oriented with a view of the forest. The ground floor with a total area of 108 m<sup>2</sup> consists of an entrance hall, living room, kitchen, dining room with access to a spacious terrace, toilet, bedroom with bathroom, technical room, and storage. The first floor with a total area of 72 m<sup>2</sup> consists of three bedrooms, two of which have access to a spacious terrace where all installations for the installation of a jacuzzi and each of them has its own bathroom. The property is modernly furnished and equipped and as such is for sale. Air conditioning with an inverter and a wood-burning fireplace in the living room is used for heating and cooling the property, and hot water heating is arranged via an electric boiler of 300 liters. The floors are covered with quality Catalano ceramics, and the carpentry is made of PVC with double-glazed windows and shutters. The house is equipped with an alarm system and video surveillance cameras. The whole garden has an automatic irrigation system and in which there is space for an outdoor pool of 50 m<sup>2</sup>. The plot has enough space for a minimum of 3 parking spaces, and given the size and layout of the plot, there is a possibility of building an additional facility. The facility is ideal for family life or can serve as a holiday home. The same owner sells and the adjacent building which is intended as a boarding house.

The nearest beaches [Kupalište Poreč](#) and [Plava Laguna](#) are at a distance of 6 km from the property, and Marina Poreč 5 km. The shop is 2 km away, the supermarket 4 km. [Restaurant Divino](#) 6 km, [Tavern Aba](#) 5 km, [Restaurant Stari Grad](#) 5 km. Of the historical sights, the most famous is the [Euphrasian Basilica and the Bishop's Palace](#) (UNESCO heritage), which is 6 km away from the property. Pula Airport is 54 km away, Venice Airport is 240 km away, and the nearest motorway entrance is 13 km away. Distance from cities: Pula 25 km, Rovinj 30 km, Zagreb 250 km, Vienna 580 km. Munich 570 km.

## Summary

Location	Poreč	Property ID	2314
Price	450.000 €	Type	house

Area	179 m²	Land area	533 m²
Bedrooms	4	Bathrooms	4
Parking spaces	2	Parking spaces (garage)	-
Floor	ground floor	Orientation	Southeast
Ownership type	Ownership 1/1	Owner	Private owner
Price/m²	2.514 €	Real estate transfer tax	3%
Energy certificate	In progress	Subtype	detached, family house

## Distances

Transportation	1000 m
Center	5 km
Sea	5 km
Pula airport	54 km
School	4 km
Store	2 km
Venezia airport	240 km
Near a bigger city	5 km

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