

**TUCANO TOURS d.o.o.**

**Sv. Anton 89, 52465 Vabriga (Poreč)**

**mail: [info@tucano-tours.hr](mailto:info@tucano-tours.hr)**

**web: [www.tucano-tours.hr](http://www.tucano-tours.hr)**

**info: +385 91 535 56 19**



<b>Code :</b>	632777
<b>Location :</b>	Poreč
<b>Building size :</b>	156 m2
<b>Lot size :</b>	200 m2
<b>Distance from center :</b>	500 m
<b>Distance from sea :</b>	800 m
<b>Distance from airport :</b>	60 m
<b>Number of floors :</b>	0
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	3
<b>Parking :</b>	Yes
<b>Air conditioner :</b>	Yes
<b>Heating :</b>	Central
<b>Central heating :</b>	Yes
<b>Energy efficiency :</b>	C
<b>Year of construction :</b>	2006

**Price : 649.000 €**

A beautiful semi-detached house is located in a quiet location not far from Poreč and only 1 km from the sea. It was built in 2006, and the owners renovated it in 2021, and are continuously maintaining it. They bought it and used it exclusively for their needs, the house has never been rented! It has a total of 155.55 m2 with terraces (135 m2 of closed space), on a plot of 367 m2. The garden is 200 m2. The house consists of a ground floor and a first floor, it has a Mediterranean-rustic style. On the ground floor there is a hallway, a bedroom, a bathroom, a large living room with a fireplace and a kitchen with a dining room. From the living room and the kitchen there is access to the covered terrace where there is another fireplace and dining table, and to the garden. Upstairs there are two more bedrooms, each with its own bathroom, which share a spacious covered terrace. The terrace is connected to the garden by an external staircase. The garden is beautifully landscaped with Mediterranean plants, an old olive tree, landscaped lawn, and a 30 m2 swimming pool. Next to the pool, a small stone garden house of 7 m2...