



<b>Code :</b>	27646
<b>Location :</b>	Poreč
<b>Building size :</b>	75 m <sup>2</sup>
<b>Lot size :</b>	150 m <sup>2</sup>
<b>Distance from center :</b>	350 m
<b>Distance from sea :</b>	1500 m
<b>Seaview :</b>	No
<b>Floor :</b>	Ground floor
<b>Number of floors :</b>	0
<b>Number of rooms :</b>	2
<b>Number of bathrooms :</b>	1
<b>Year of construction :</b>	2019
<b>Energy efficiency :</b>	C
<b>Parking :</b>	Yes
<b>Air conditioning system :</b>	Yes

**Price :** 325.000 €

In a peaceful location in the village of Tar, a bright and well-maintained ground floor apartment in a smaller residential building is for sale.

The apartment, covering an area of 75 m<sup>2</sup>, is oriented towards the sunny side, ensuring plenty of natural light throughout the day. It consists of a spacious living room with a kitchen, two bedrooms, a bathroom, a separate toilet, and a storage room. The apartment is fully furnished with custom-made furniture and is sold equipped and ready for immediate move-in.

A special feature of this property is the impressive 150 m<sup>2</sup> private garden. In front of the living room, there is a 50 m<sup>2</sup> fenced garden with a covered terrace, ideal for relaxation and outdoor gatherings, while an additional 100 m<sup>2</sup> garden with herbs and trees extends behind the house, providing complete privacy and enjoyment of nature.

The apartment is equipped with an air conditioning unit for heating and cooling, and an additional convenience is the chimney along with prepared installations for central heating.

The property includes four private parking spaces.

Thanks to its ground floor layout, large g...