



<b>Code :</b>	01137
<b>Location :</b>	Poreč
<b>House Type :</b>	Detached house
<b>Building size :</b>	249 m <sup>2</sup>
<b>Lot size :</b>	1026 m <sup>2</sup>
<b>Distance from center :</b>	1000 m
<b>Distance from sea :</b>	7000 m
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	6
<b>Number of bedrooms :</b>	4
<b>Number of bathrooms / WC :</b>	4 / 1
<b>Number of parking lots :</b>	2
<b>Year of construction :</b>	2023
<b>Energy efficiency :</b>	Not specified
<b>Sea View :</b>	Yes
<b>Balcony :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Climate :</b>	Yes
<b>Satellite :</b>	Yes
<b>Heating :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Depository :</b>	Yes
<b>Alarm :</b>	Yes
<b>Video surveillance :</b>	Yes
<b>Current implemented :</b>	Yes
<b>Conducted water :</b>	Yes
<b>Sewage implemented :</b>	Yes
<b>Building permit :</b>	Yes

**Price :** 1.350.000 €

For sale is a beautiful modern villa, located in a charming place with all the necessary facilities, 10 km from Poreč and 5 km from the sea and the first beaches.

The villa has a total net area with terraces of 249.50 m<sup>2</sup> and a plot of 1026 m<sup>2</sup>.

The villa will consist of a ground floor and an upper floor.

The ground floor will consist of an entrance hall, a living room with a kitchen and a dining room, a boiler room, a laundry room, a bedroom with a private bathroom, an additional toilet for guests, and a covered terrace of approx. 30 m<sup>2</sup> with a summer kitchen.

On the first floor, there will be 3 bedrooms, each with a private bathroom and a terrace, from which there is a beautiful panoramic view of the sea and the surrounding area.

The house will have underfloor heating on a heat pump, an alarm and video surveillance, a landscaped garden with irrigation, and a 34 m<sup>2</sup> large swimming pool.

VAT is included in the price of the house.