



Code :	01147
Location :	Poreč
House Type :	Detached house
Building size :	360 m ²
Lot size :	1500 m ²
Distance from center :	100 m
Distance from sea :	2000 m
Number of floors :	4
Number of rooms :	5
Number of bedrooms :	3
Number of bathrooms / WC :	3 / 1
Number of parking lots :	2
Year of last adaptation :	2020
Energy efficiency :	Not specified
Sea View :	Yes
Balcony :	Yes
Internet :	Yes
Swimming pool :	Yes
Climate :	Yes
Satellite :	Yes
Sauna :	Yes
Heating :	Yes
Furnished :	Yes
Depository :	Yes
Outdoor kitchen :	Yes
Video surveillance :	Yes
Fireplace :	Yes
Current implemented :	Yes
Conducted water :	Yes
Sewage implemented :	Yes
Gas available :	Yes
Asphalted :	Yes
Building permit :	Yes

Price : 2.000.000 €

An exceptional rustical villa boasting a swimming pool, indulgent jacuzzi, inviting summer kitchen, cozy tavern, and captivating panoramic view of the majestic open sea, all within a mere 2 km from the enchanting town of Poreč. This extraordinary property, spanning 1500 m², greets you with a remotely opened gate, revealing a picturesque sight of a charming stone house, a meticulously paved courtyard, and an enchanting garden adorned with an abundance of Mediterranean flora, including hydrangeas, bougainvillea, pines, rosemary, jasmines, and more.

This captivating home spans approximately 360 m² and encompasses a basement, ground floor, first floor, and attic. The ground floor welcomes you with a grand entrance hall, a fully equipped kitchen, a cozy living room



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adorned with a fireplace, one bedroom with an ensuite bathroom, a guest toilet, and a spacious wardrobe. Ascending the staircase to the first floor, you'll discover a splendid hall transformed into an additional living area, one bedroom with a bathroom, a beautifully appointed study, a wardrobe, and a magnificent large terrace offering seating to relish the breathtaking views of the sea, nature, and mesmerizing sunsets.

The attic of the house accommodates an additional children's bedroom and bathroom. Moreover, a converted cellar now serves as a delightful wine cellar, complemented by a drying room for cheeses and prosciutto.

In the beautifully landscaped garden, which is taken care of by a whole team of experts, there are several separate parking spaces for cars, a green area with planted flowers, a stone table with benches, a hydromassage bathtub, a fully equipped professional summer kitchen made of stainless steel and a pavilion made of fragrant jasmine, below where you can hide from the sun and enjoy the scents of plants.

This elegant villa will captivate the senses and redefine luxurious living. With its sleek design, opulent interiors, and seamless integration of indoor and outdoor spaces, this upcoming architectural gem promises to be a timeless retreat for those seeking the pinnacle of refined living.