



<b>Code :</b>	01318
<b>Location :</b>	Poreč
<b>House Type :</b>	Detached house
<b>Building size :</b>	130 m <sup>2</sup>
<b>Lot size :</b>	615 m <sup>2</sup>
<b>Distance from center :</b>	3000 m
<b>Distance from sea :</b>	10000 m
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	4
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms / WC :</b>	3 / 0
<b>Number of parking lots :</b>	2
<b>Energy efficiency :</b>	Not specified
<b>Balcony :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Satellite :</b>	Yes
<b>Heating :</b>	Yes
<b>Furnished :</b>	Yes
<b>Depository :</b>	Yes
<b>Video surveillance :</b>	Yes
<b>Current implemented :</b>	Yes
<b>Conducted water :</b>	Yes
<b>Asphalted :</b>	Yes
<b>Building permit :</b>	Yes

**Price :** 499.000 €

This charming Mediterranean villa with three bedrooms and a swimming pool is for sale. It is situated in a peaceful location, 14 km from Poreč and the sea, offering a perfect balance of privacy and easy access to amenities.

Upon entering the house, you will find an entrance hall with a storage room and a toilet, leading to a fully equipped kitchen, living room, and dining room with access to a covered terrace. Additionally, a bedroom with a bathroom is on the ground floor, making it convenient for guests or elderly family members.

Upstairs are two spacious bedrooms, each with a bathroom and terrace access. The house features central heating via a heat pump, ensuring a comfortable temperature year-round without high energy costs. There is also central cooling for hot summer days.

Outside, there is a 27 m<sup>2</sup> swimming pool, a garden house, and a barbecue. The garden is equipped with automatic lawn irrigation and is completely fenced and fitted with video surveillance.

The villa is being sold fully furnished, allowing you to immediately enjoy all the benefits that this beautiful house has to offer without additional costs or



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worries about furnishing.