



Code :	01454
Location :	Poreč
House Type :	Detached house
Building size :	150 m ²
Lot size :	1214 m ²
Distance from center :	2000 m
Distance from sea :	6000 m
Number of floors :	2
Number of rooms :	4
Number of bedrooms :	3
Number of bathrooms / WC :	2 / 1
Number of parking lots :	3
Year of construction :	2008
Energy efficiency :	C
Balcony :	Yes
Internet :	Yes
Swimming pool :	Yes
Climate :	Yes
Satellite :	Yes
Heating :	Yes
Furnished :	Yes
Fireplace :	Yes
Current implemented :	Yes
Conducted water :	Yes
Gas available :	Yes
Building permit :	Yes

Price : 690.000 €

For sale: a beautifully decorated rustic stone villa with a swimming pool, situated in a lovely and peaceful location surrounded by forest and greenery. The villa is located near Poreč and it is built on a plot of 1,214 m².

The ground floor of this charming villa consists of a fully equipped kitchen with a dining area, a spacious living room with a fireplace and access to a covered terrace and the pool, a guest bathroom, and a bedroom with its own en-suite bathroom.

Upstairs, there are two more spacious bedrooms and a large bathroom. One of the bedrooms has access to a covered terrace offering a wonderful and relaxing view of the surrounding greenery.

The carefully landscaped yard, planted with Mediterranean vegetation, features a swimming pool, an outdoor shower, a sunbathing area, a garden house with a fireplace and a cozy lounge area, as well as a toilet. Within the fenced yard, there is also parking space for three cars.

The property is equipped with central heating running on fuel oil.



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There is one air conditioning unit on each floor.

Behind the house, there is a boiler room with heating equipment and water heaters.

The villa is sold fully furnished.

It is located 10 km from Poreč and 1.5 km from the center of the nearby village, where you can find a shop, post office, and school.

The villa is successfully rented out to tourists during the summer season, making it an excellent investment opportunity.