



Code :	01517
Location :	Sveti Lovreč
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
Asphalted :	Yes
Building permit :	Yes

Price : 690.000 €

A rustic stone villa with a swimming pool is for sale near Poreč, situated in a quiet location surrounded by woodland and greenery. The villa is set on a 1,214 m² plot and extends over two floors.

The ground floor comprises a fully equipped kitchen with dining area, a spacious living room with a fireplace and direct access to the covered terrace and swimming pool, a guest WC, and one bedroom with its own bathroom.

The first floor features two spacious bedrooms and a large bathroom. One of the bedrooms has access to a covered terrace overlooking the surrounding greenery.

The landscaped garden is planted with Mediterranean vegetation. It features a swimming pool, an outdoor shower, a sunbathing area, a garden house with a fireplace and seating area, and an additional WC.

The enclosed grounds provide parking for three cars.

The villa is equipped with a central heating system powered by heating oil. There is one air-conditioning unit on each floor. A boiler room with the



POREČ IMMOBILIEN

Bože Milanovića 22, 52440 Poreč

mail: info@porec-immobilien.hr

web: www.porec-immobilien.hr

info: +385 52 422 860

heating equipment and hot-water boilers is located behind the house.
The villa is sold fully furnished.

It is approximately 10 km from Poreč, while the centre of the nearby village is just 1.5 km away. The village offers a grocery store, post office, and school, providing convenient access to everyday amenities.

The villa is already successfully used for tourist rentals during the summer season, making it an interesting investment opportunity with established rental potential.