



<b>Code :</b>	00846
<b>Location :</b>	Poreč
<b>House Type :</b>	Detached house
<b>Building size :</b>	235 m <sup>2</sup>
<b>Lot size :</b>	1527 m <sup>2</sup>
<b>Distance from center :</b>	5000 m
<b>Distance from sea :</b>	15000 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 / 1
<b>Number of parking lots :</b>	2
<b>Year of construction :</b>	2010
<b>Year of last adaptation :</b>	2021
<b>Energy efficiency :</b>	Not specified
<b>Sea View :</b>	Yes
<b>Balcony :</b>	Yes
<b>Internet :</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>Furnished :</b>	Yes
<b>Depository :</b>	Yes
<b>Outdoor kitchen :</b>	Yes
<b>Fireplace :</b>	Yes
<b>Current implemented :</b>	Yes
<b>Conducted water :</b>	Yes
<b>Asphalted :</b>	Yes
<b>Building permit :</b>	Yes

**Price :** on request €

This impressive stone villa with a pool is located in central Istria and is only 5 km away from the first small town where there is a shop, restaurant, clinic, etc.

The house has 235 m<sup>2</sup> of living space spread over two floors.

The ground floor consists of an entrance hall, boiler room, pantry, bedroom with bathroom, kitchen, dining room, and large living room with fireplace and exit to the terrace.

Upstairs are two large bedrooms, each with its bathroom and large balconies overlooking the sea and greenery.

On the spacious and very well-maintained garden, there is a house for socializing with an outdoor kitchen and a swimming pool.

The house is built with very high-quality materials, the ground floor has underfloor heating, and the first floor has fancoilers.



**POREČ IMMOBILIEN**

**Bože Milanovića 22, 52440 Poreč**

**mail: [info@porec-immobilien.hr](mailto:info@porec-immobilien.hr)**

**web: [www.porec-immobilien.hr](http://www.porec-immobilien.hr)**

**info: +385 52 422 860**

It is ideal for living all year but is also an excellent investment for tourist rental.