



Code :	00940
Location :	Sveti Lovreč
House Type :	Detached house
Building size :	198 m ²
Lot size :	4101 m ²
Distance from center :	2500 m
Distance from sea :	15000 m
Number of floors :	2
Number of rooms :	4
Number of bedrooms :	3
Number of bathrooms / WC :	3 / 1
Number of parking lots :	5
Energy efficiency :	Not specified
Adaptation required :	Yes
Current implemented :	Yes
Conducted water :	Yes
Building permit :	Yes

Price : 199.000 €

For sale is a stone house for adaptation near Sveti Lovrec, with a building permit for a detached villa with a swimming pool. The total area of

the garden is 4101 m², of which 981 m² is building plot, and the rest is agricultural.

On the ground floor, there is a large kitchen with a dining area, a technical room with laundry, a guest toilet, a large living room with a fireplace, and one bedroom with a bathroom and exit to the garden.

Internal stairs lead to the first floor which consists of two large bedrooms, each with its bathroom. One bedroom also has access to a large balcony of 15.80 m².

Behind the house, there is a summer kitchen of 19 m². In front of the house, there is an infinity pool of 34 m².

The total gross area of

the house with terraces, pool, and summer kitchen is 317.40 m².

At a distance of only 2 kilometers from the house is a small town of Sveti Lovrec, with all the amenities needed for a carefree life.

The city of Porec is a 15-minute drive from the property.