



<b>Code :</b>	01059
<b>Location :</b>	Poreč
<b>Building size :</b>	372 m2
<b>Lot size :</b>	1611 m2
<b>Distance from city :</b>	23000 m
<b>Distance from sea :</b>	16000 m
<b>Number of floors :</b>	1
<b>Number of rooms :</b>	6
<b>Number of bedrooms :</b>	5
<b>Number of bathrooms / WC :</b>	7 / 0
<b>Year of construction :</b>	2016
<b>Energy efficiency :</b>	Not specified
<b>Parking lot :</b>	Yes
<b>Swimming pool :</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>Agency commission :</b>	3 % + PDV

**Price :** 1.600.000 €

#### K08

luxury villa with pool, 372 m2 with a garden of 1611m2, the beauty is vintage charm, perfect dimensions for large family gatherings.

The ground floor has a luxury living room with fireplace, dining room with table and chairs for 10 people, toilet, large and modern rustic kitchen and two bedrooms with bathrooms, one with double, the other with two single beds. Upstairs are three double bedrooms with bathrooms and double beds. Two bedrooms have access to terraces with a beautiful view of the greenery and the sea and Rovinj in the distance.

Relax on a deck chair with an interesting book, play hide and seek with children, prepare a delicious lunch with groceries from a nearby eco-vegetable garden, taste local wines watching fairytale sunsets ... all this and much more allows you a beautiful garden with pool which is one of trump card of this exceptional house. The villa offers a fantastically equipped sports area with a multifunctional court for handball, basketball and football, a volleyball court, 2 tennis courts, 2 bowling alleys, a table tennis table, outdoor fitness and a huge children's playground.

