



Code :	01401
Location :	Poreč
Building size :	400 m2
Lot size :	1465 m2
Distance from city :	7000 m
Distance from sea :	8000 m
Number of floors :	0
Number of rooms :	12
Number of bedrooms :	7
Number of bathrooms / WC :	5 / 1
Year of construction :	2000
Energy efficiency :	Not specified
Sea View :	Yes
Parking lot :	Yes
Garage :	Yes
Climate :	Yes
Heating - Solar panels :	Yes
Heating - Underfloor :	Yes
Heating - Central Oil :	Yes
Carpentry - PVC :	Yes
Furnished :	Yes
Depository :	Yes
Alarm :	Yes
Sewage implemented :	Yes
Agency commission :	3 % + PDV

Price : 885.000 €

K47

Ten minutes' drive from Poreč and the sea, there is this beautiful property located on a landscaped plot of 1,465m2 (which is actually two building plots). It consists of a villa with an area of

220 m2, a guest house of 134.90 m2 and a garage of 40.73 m2.

The villa consists of a ground floor and a gallery, there is a hallway, a storage room, a toilet, then a living room with access to a large covered terrace and front yard, a dining room also with an access to the terrace and a kitchen.

There are also two bedrooms and a bathroom on the ground floor.

Back yard with covered terrace and grill area.

On the first floor there are two rooms that are currently used as study/hobby rooms and can become additional one or two bedrooms.

Beautifully decorated, maintained garden with olive trees, Mediterranean plants and lawn.

The ground floor, a 133.62 m2 guest house that offers several possibilities, contains three studio apartments with 4 separate entrances, two of which



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contain a living room, a bathroom, a kitchen and a terrace, while a third apartment with two bathrooms, a bedroom, a living room and two terraces and two entrances, and there is a possibility to arrange a fourth studio apartment (just divide it with a wall)

- or to open up and turn from 4 studio apartments into two larger apartments with one bedroom,

- There is also an option to arrange the entire ground floor as one unit with 2-3 bedrooms.

Spacious garage with boiler room for central heating 48m².

A view of the sea and an enchanting garden ideal for a peaceful and relaxing vacation from a busy and stressful lifestyle.

The houses have central heating, which is partially underfloor, a solar system, air conditioning and covered parking for 4-5 cars.

Next to the property is a building plot of 725 m², which can be purchased if someone wants to. Currently, there is an olive grove on it, and its own olive oil is produced.

Property ideal for living and for rent, worth looking at, neat, beautiful, maintained and built as a timeless project, oak parquet floors, stone details, sold furnished and equipped.

According to wishes, there is enough space for a swimming pool.

At 1.5 km there is a place where there is a shop, cafe, restaurant, school and other amenities, and Poreč and the sea are 8 km away.