



Code :	01414
Location :	Poreč
Building size :	221.21 m2
Lot size :	831 m2
Distance from city :	1500 m
Distance from sea :	13000 m
Number of floors :	0
Number of rooms :	7
Number of bedrooms :	4
Number of bathrooms / WC :	3 / 2
Year of construction :	2015
Energy efficiency :	Not specified
Sea View :	Yes
Parking lot :	Yes
Swimming pool :	Yes
Climate :	Yes
Heating - Underfloor :	Yes
Heating - Heat pump :	Yes
Carpentry - ALU/PVC :	Yes
Furnished :	Yes
Depository :	Yes
Outdoor kitchen :	Yes
Fireplace :	Yes
Agency commission :	3 % + PDV

Price : 640.000 €

K50

Beautiful stone villa in the vicinity of Poreč with a sea view

In the vicinity of Poreč and the sea 13 km away, and the town center 1.5 km away, where there is a shop, cafe, post office

Located on a plot of land of 831 m2, there is a landscaped garden with a swimming pool and a 39 m2 jacuzzi and a covered summer kitchen with a fireplace.

The villa has a surface area of

221.21 m2, divided into basement, ground floor and 1st floor

In the basement there is a beautiful traditional tavern and wine cellar with toilet, kitchen, fireplace.

On the ground floor there is a hallway with built-in wardrobes, a toilet, a storage room, a bedroom with its own bathroom and an exit to the terrace, a kitchen, a dining room and a living room with a fireplace and exits to a large covered terrace and yard.

There are 3 bedrooms on the first floor, one bedroom has its own bathroom, wardrobe and balcony. The other two share a bathroom and have access to a



ISTRA PLUS REAL ESTATE

Istarskog razvoda 19, 52440 Poreč

mail: info@istraplus-realestate.com

web: www.istraplus-realestate.com

info: +385 91 521 8871

covered terrace with a view of the sea and the countryside.

Fully equipped and furnished and sold as such.

All rooms have air conditioning, underfloor heating, and a solar water heating system.