



<b>Code :</b>	01471
<b>Location :</b>	Poreč
<b>Building size :</b>	100 m2
<b>Lot size :</b>	450 m2
<b>Distance from city :</b>	0 m
<b>Distance from sea :</b>	0 m
<b>Number of floors :</b>	0
<b>Number of rooms :</b>	4
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms / WC :</b>	3 / 1
<b>Year of construction :</b>	1921
<b>Year of last adaptation :</b>	2017
<b>Energy efficiency :</b>	Not specified
<b>Parking lot :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Climate :</b>	Yes
<b>Fireplace :</b>	Yes
<b>Agency commission :</b>	3 % + PDV

**Price :** 600.000 €

K70

When a touch of history, with the renovation designed and carried out by the best professionals, turns into a building that combines the benefits of modern life, luxury and tradition, the result is this spectacular villa in the vicinity of Kanfanar. The original house dates back to 1921, and in 2017 it was completely renovated in a way that truly leaves you breathless. On a plot of 450 m2 there is a main house with an area of 100 m2, while next to it there is a separate building of 20 m2, decorated as a summer kitchen. But not just any kind, but superbly equipped with all appliances, and directly connected to a heated pool of 32 m2 whose water heat is provided by solar panels, just like in the rest of the house, which gives an additional, energy-efficient component and makes this house an eco-friendly building. Let's stay a little longer in the outdoor space, which is so well designed for relaxation, that on the most beautiful days of the year, you can practically live outside in this property. Because in addition to the already mentioned summer kitchen, swimming pool and lounge area, there is also a barbecue, a shower right next to the pool, and an outdoor bathroom that provides maximum comfort during your stay by the pool. All of this listed was built and equipped with first-class materials.

The interior is a particularly attractive story that you can admire endlessly. It consists of three en-suite bedrooms, with each bathroom having underfloor heating. The living room is spacious and comfortable, just like the kitchen, which simply invites you to show off your culinary skills in this fantastic environment. The interior is designed in such a way that on the ground floor there is one bedroom with a bathroom, a kitchen, a living room and a dining room, while on



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the first floor there are two other bedrooms, each with its own terrace for the most beautiful mornings or the most pleasant evenings. All rooms in the villa are air-conditioned. And considering that today's villa was created from a hundred-year-old, traditional house, in addition to autochthonous, original details, the interior is purposefully dominated by neutral shades fused with natural materials such as wood and stone. The interior exudes airy luxury complete with details such as selected ceramics, wall macrame or unique, designer lighting. Wooden beams in the bedrooms and bathrooms give that special rustic charm, which is additionally enriched with natural fabrics that prevail in the textile decor.

All this can be yours with maximum privacy, walls that delimit the plot and provide complete security. It also has a closed, protected storage room and two parking spaces.

In addition to this villa, the owners own another one of a similar type, and both villas can be bought together. Because with these buildings, you are not only buying real estate, but also a well-known brand that has long been recognized in the tourist rental business and has its own website and a base of permanent, loyal clients who regularly stay in the villas.

Price: 600,000 euros