



<b>Code :</b>	01479
<b>Location :</b>	Poreč
<b>Building size :</b>	165 m2
<b>Lot size :</b>	818 m2
<b>Distance from city :</b>	6000 m
<b>Distance from sea :</b>	5500 m
<b>Number of floors :</b>	0
<b>Number of rooms :</b>	5
<b>Number of bedrooms :</b>	4
<b>Number of bathrooms / WC :</b>	3 / 1
<b>Year of construction :</b>	2016
<b>Energy efficiency :</b>	Not specified
<b>Parking lot :</b>	Yes
<b>Balcony :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Climate :</b>	Yes
<b>Heating - Electricity :</b>	Yes
<b>Heating - Fireplace :</b>	Yes
<b>Furnished :</b>	Yes
<b>Fireplace :</b>	Yes
<b>Agency commission :</b>	3 % + PDV

**Price :** 780.000 €

K71

Villa in the vicinity of Poreč, 6 km from the sea and beautiful beaches.

extremely comfortable, 165m2, fully furnished and equipped, it is located on a fenced plot of 818m2 on the edge of the village with an open view of the countryside.

The house was built in 2016 and is located in a very quiet position, surrounded by an oak forest and with a view of fields and an olive grove. There is also a 24 m<sup>2</sup> swimming pool and a whirlpool on the landscaped and well-kept garden.

On the ground floor there is an entrance hall, a toilet, a tastefully decorated living room with a kitchen and a dining room, there is also an open fireplace that further elevates the stay in the space, as well as an exit to the terrace and the yard. Two bedrooms with private bathrooms are also located on the ground floor. On the first floor there are two bedrooms, one of which has a balcony and a bathroom.

In the vicinity there are supermarkets, an ATM, restaurants, pizzerias and coffee bars, a ski lift for water skiing, boat rentals and many other facilities.

The entire house is air-conditioned, has heating and cooling, and 3 parking spaces.