



<b>Code :</b>	01679
<b>Location :</b>	Poreč
<b>Building size :</b>	442.67 m2
<b>Lot size :</b>	1670 m2
<b>Distance from city :</b>	3000 m
<b>Distance from sea :</b>	12000 m
<b>Number of floors :</b>	0
<b>Number of rooms :</b>	0
<b>Number of bedrooms :</b>	5
<b>Number of bathrooms / WC :</b>	5 / 1
<b>Year of last adaptation :</b>	2023
<b>Energy efficiency :</b>	Not specified
<b>Parking lot :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Climate :</b>	Yes
<b>Satellite :</b>	Yes
<b>Sauna :</b>	Yes
<b>Heating - Heat pump :</b>	Yes
<b>Furnished :</b>	Yes
<b>Depository :</b>	Yes
<b>Alarm :</b>	Yes
<b>Video surveillance :</b>	Yes
<b>Fireplace :</b>	Yes
<b>Agency commission :</b>	3 % + PDV

**Price :** 1.500.000 €

#### K139

This old stone village school was completely renovated in 2023. In a quiet and typical Istrian hinterland, not far from Poreč.

The ground floor of 304.36m2 consists of 5 bedrooms and each has its own bathroom, one guest toilet, a beautiful open space kitchen, dining room and living room with access to the terrace where there is a summer kitchen with a barbecue and a large table, a sun deck and a heated pool. of 52m2.

In the basement there is a wellness area with a sauna, a relaxation room, a shower and a playroom. In the basement there is also a laundry room, a technical room, with all equipment for heating, cooling and water purification.

The villa has underfloor heating and convectors for heating and cooling.

The villa is completely fenced, in the yard there are parking spaces for up to 6 cars, and it has a beautifully landscaped garden of 1372m2 with Mediterranean plants.

The villa is located 15 km from Poreč and 12 km from the sea.