



<b>Code :</b>	01694
<b>Location :</b>	Poreč
<b>Building size :</b>	243 m2
<b>Lot size :</b>	4200 m2
<b>Distance from city :</b>	7000 m
<b>Distance from sea :</b>	17000 m
<b>Number of floors :</b>	0
<b>Number of rooms :</b>	6
<b>Number of bedrooms :</b>	4
<b>Number of bathrooms / WC :</b>	3 / 1
<b>Energy efficiency :</b>	Not specified
<b>Parking lot :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Climate :</b>	Yes
<b>Heating - Underfloor :</b>	Yes
<b>Heating - Fireplace :</b>	Yes
<b>Depository :</b>	Yes
<b>Agency commission :</b>	3 % + PDV

**Price :** 860.000 €

K149

This beautiful villa is decorated with a spacious garden and a swimming pool of 70 m2, and it represents an ideal place to live.

This idyllic home is hidden in a village near Višnjan, not far from Poreč, surrounded by characteristic Istrian nature, olive groves and bicycle paths. Upon entering the villa, you find yourself on the ground floor, in a spacious and airy living room that is illuminated by daylight that penetrates through the glass doors, the sight of which steals your attention - a yard with a beautifully maintained garden and a private pool.

The living room is followed by a dining room and a fully equipped kitchen, as well as three bedrooms, a toilet, two bathrooms and a laundry room. On the first floor there is one bedroom and a bathroom with a terrace overlooking the garden and pool.

Going out into the yard, we come to a covered terrace with a barbecue and a spacious swimming pool.

The villa offers a court for volleyball, badminton and football, as well as table tennis and piakdo. Children will love the playground that this villa offers with a house, a climbing frame and a slide. central heating and air conditioning.