



<b>Code :</b>	01829
<b>Location :</b>	Poreč
<b>Building size :</b>	149 m2
<b>Lot size :</b>	350 m2
<b>Distance from city :</b>	6000 m
<b>Distance from sea :</b>	6000 m
<b>Number of floors :</b>	3
<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>	2024
<b>Energy efficiency :</b>	Not specified
<b>Sea View :</b>	Yes
<b>Parking lot :</b>	Yes
<b>Balcony :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Climate :</b>	Yes
<b>Heating - Underfloor :</b>	Yes
<b>Heating - Heat pump :</b>	Yes
<b>Depository :</b>	Yes
<b>Fireplace :</b>	Yes
<b>Agency commission :</b>	3 % + PDV

**Price :** 611.000 €

K185

This villa with a swimming pool will be located 6 kilometers from Poreč.

The villa is located on a spacious plot of land and extends over 3 floors.

The ground floor consists of an entrance hall, a guest toilet, a laundry room/storage room, a kitchen, a dining room and a large living room with an open space concept, from which you can go out to the yard where there is a sundeck with a 24m2 pool.

On the 1st floor there are 3 bedrooms, one of which has its own bathroom and access to a covered terrace, and two have a separate bathroom for use.

On the 2nd floor there is a spacious master bedroom, a dressing room and a private bathroom. The bedroom opens onto a partially covered terrace that offers a panoramic view of the sea.

Heating/cooling is via a heat pump and an air conditioner.

The villa has 2 parking spaces.

All necessary facilities are located near the house: school, kindergarten, shop, cafe and restaurants.

This villa is an ideal solution to the housing issue or as an investment for the purpose of tourist rental.