



Code :	01830
Location :	Poreč
Building size :	149 m2
Lot size :	350 m2
Distance from city :	6000 m
Distance from sea :	6000 m
Number of floors :	3
Number of rooms :	5
Number of bedrooms :	4
Number of bathrooms / WC :	3 / 1
Year of construction :	2024
Energy efficiency :	Not specified
Sea View :	Yes
Parking lot :	Yes
Balcony :	Yes
Swimming pool :	Yes
Climate :	Yes
Heating - Underfloor :	Yes
Heating - Heat pump :	Yes
Depository :	Yes
Fireplace :	Yes
Agency commission :	3 % + PDV

Price : 611.000 €

K186

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.