



<b>Code :</b>	01849
<b>Location :</b>	Poreč
<b>Building size :</b>	195 m2
<b>Lot size :</b>	727 m2
<b>Distance from city :</b>	2500 m
<b>Distance from sea :</b>	800 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>	4 / 0
<b>Year of construction :</b>	2022
<b>Energy efficiency :</b>	A+
<b>Parking lot :</b>	Yes
<b>Balcony :</b>	Yes
<b>Internet :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Climate :</b>	Yes
<b>Heating - Heat pump :</b>	Yes
<b>Carpentry - ALU/PVC :</b>	Yes
<b>Furnished :</b>	Yes
<b>Outdoor kitchen :</b>	Yes
<b>Alarm :</b>	Yes
<b>Agency commission :</b>	3 % + PDV

**Price :** 830.000 €

S192

Modern villa with swimming pool 800m from the sea.

The villa extends over two floors and has 195m2, and is located on a plot of land of 727m2.

On the ground floor there is a bedroom with its own bathroom, a guest toilet, a kitchen, a dining room and a living room with an exit to the yard, where there is a sunbathing area and a swimming pool measuring 8x4m. Next to the pool there is a summer kitchen and an outdoor toilet.

On the 1st floor there is a hallway, three bedrooms with private bathrooms and one bedroom has its own balcony.

The villa has underfloor heating via a Viessmann heat pump, and air conditioners in all rooms, while solar panels for water heating are installed on the roof.

The windows are made of PVC joinery, while the glass walls in the living room are made of aluminum. All glass walls and windows have electric blinds and mosquito nets.

During the construction and furnishing of this modern villa, only the highest quality materials were used, and the furniture was chosen to measure to use all the space with quality and detail.

The villa has an alarm system.

The yard is completely fenced and has an electric sliding fence and has 4 parking spaces.



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All necessary facilities are located near the house: school, kindergarten, shop, post office, clinic, pharmacy, cafes and restaurants.

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

The house is sold fully furnished.