



Code :	01942
Location :	Poreč
Building size :	172.30 m2
Lot size :	664 m2
Distance from city :	15000 m
Distance from sea :	14000 m
Number of floors :	0
Number of rooms :	4
Number of bedrooms :	3
Number of bathrooms / WC :	2 / 0
Year of construction :	2008
Energy efficiency :	Not specified
Sea View :	Yes
Parking lot :	Yes
Balcony :	Yes
Swimming pool :	Yes
Climate :	Yes
Heating - Underfloor :	Yes
Heating - Central electric :	Yes
Agency commission :	3 % + PDV

Price : 525.000 €

K235

On this occasion, we offer for sale a stone house, located in the vicinity of Poreč. The villa offers a living area of

172.30 m2 spread over two floors: ground floor and 1st floor.

The ground floor is dominated by an open space in which there is a rustic-style living room with a fireplace, a kitchen and a dining room. The ceilings of the living room decorated with wooden beams and the old brick floors give this space a pleasant atmosphere. In the continuation of the ground floor, there is a guest toilet.

An internal staircase leads to the first floor, where there are three bedrooms with a bathroom and access to a balcony that offers a view of the surroundings and the sea.

The covered terrace in front of the living room enables external communication between the exterior and interior of this beautiful house. In the landscaped garden with automatic irrigation, there is a heated swimming pool of 32 m2 with a sun deck.

The villa is surrounded by a well-kept garden of 664 m2 with automatic irrigation, decorated with Mediterranean plants, inside the fenced yard there are two parking spaces.

Heating: electric underfloor heating on the ground floor of the villa, while the first floor has electric central heating.

All rooms of the villa are air-conditioned.



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The house is located 15 km from the center of Poreč.