



Code :	02111
Location :	Poreč
Building size :	150 m2
Lot size :	813 m2
Distance from city :	3000 m
Distance from sea :	12000 m
Number of floors :	0
Number of rooms :	5
Number of bedrooms :	4
Number of bathrooms / WC :	4 / 0
Year of construction :	2005
Year of last adaptation :	2021
Energy efficiency :	Not specified
Balcony :	Yes
Swimming pool :	Yes
Climate :	Yes
Furnished :	Yes
Outdoor kitchen :	Yes
Agency commission :	3 % + PDV

Price : 590.000 €

K294

House Villa for sale, near Poreč

If you are looking for a stylishly decorated Istrian villa with a very special charm, you will love the Villa from this offer. Surrounded by vineyards on the edge of a small Istrian village 3 km from the town of Višnjan. Built on a plot of 667m2 in the traditional Istrian style of construction dominated by Istrian stone decorated with green shutters on the windows and doors exudes a typical Mediterranean charm.

A beautiful garden with a swimming pool with a counter-current system and a large outdoor covered terrace with modern furniture for relaxation make the property perfect. Connecting to the outdoor terrace is a very nicely equipped Barbecue with grill where you can prepare traditional dishes and enjoy a glass of wine from the surrounding vineyards.

This stone villa offers 150m2 of living space that elegantly extends over two floors: ground floor and first floor.

At the very entrance to the ground floor, it is evident that the owner has decorated the villa with great attention to detail, a spacious hallway with a guest toilet leads to a modernly equipped living room with an open fireplace and a fully equipped kitchen and dining room with access to the outdoor terrace and swimming pool. Discreetly separated on the ground floor is a modernly equipped bedroom with a bathroom.

An internal staircase leads to the first floor of the villa where there are three more bedrooms with bathrooms. A special feature is the second separate entrance leading to the upper floor, which gives guests enough privacy and



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makes the villa ideal for a relaxing family vacation with enough space for everyone.

With its traditional elements and details, the villa offers everything for a harmonious, relaxing and pleasant vacation away from the everyday city bustle. Fenced on all sides, the villa offers parking spaces within the yard.