



<b>Code :</b>	02127
<b>Location :</b>	Poreč
<b>Building size :</b>	262 m2
<b>Lot size :</b>	888 m2
<b>Distance from city :</b>	0 m
<b>Distance from sea :</b>	16000 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 / 1
<b>Year of construction :</b>	2008
<b>Energy efficiency :</b>	Not specified
<b>Parking lot :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Climate :</b>	Yes
<b>Heating - Electricity :</b>	Yes
<b>Heating - Underfloor :</b>	Yes
<b>Heating - Fireplace :</b>	Yes
<b>Furnished :</b>	Yes
<b>Fireplace :</b>	Yes
<b>Agency commission :</b>	3 % + PDV

**Price :** 758.000 €

K303

Rustic Stone Villa with Pool - Sveti Lovreč, 12 km from Poreč  
Situating in the peaceful and picturesque Istrian village of Sveti Lovreč, just 12 kilometers from the coast and the famous tourist destination of Poreč, this authentic stone villa offers the perfect blend of traditional architecture and modern comfort.

The villa exudes Istrian charm - it is built of indigenous stone, with wooden beams, warm colors and carefully selected details that provide a sense of home and relaxation. The spacious courtyard, lush Mediterranean vegetation and private pool make it an ideal place for a family vacation or a peaceful escape from everyday life.

The ground floor of the villa consists of an entrance hall, kitchen with dining room, spacious living room with fireplace and access to a covered terrace, bedroom with bathroom.

The staircase leads us to the first floor where there are three more bedrooms, each with its own bathroom and terrace.

The yard is enclosed by a dry stone wall, in the landscaped garden there is a swimming pool with a beach and a barbecue area.

There are two parking spaces inside the yard.



**ISTRA PLUS REAL ESTATE**

**Istarskog razvoda 19, 52440 Poreč**

**mail: [info@istraplus-realestate.com](mailto:info@istraplus-realestate.com)**

**web: [www.istraplus-realestate.com](http://www.istraplus-realestate.com)**

**info: +385 91 521 8871**

Heating/cooling: air conditioning, fireplace and electric underfloor heating.

Location:

Sveti Lovreč is one of the best preserved medieval towns in Istria, with a rich history, authentic atmosphere and excellent transport connections. The distance to Poreč and the sea is only 12 km, and nearby there are shops, restaurants, wine roads and numerous bicycle paths.