



<b>Code :</b>	02128
<b>Location :</b>	Poreč
<b>Building size :</b>	256 m2
<b>Lot size :</b>	1023 m2
<b>Distance from city :</b>	2000 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 :** 575.000 €

**EXCLUSIVE-SVETI LOVREČ-RUSTIC**

In a quiet location only 17 kilometers from the center of Poreč, there is a villa with panoramic views of the Istrian landscape and the sea.

This charming villa is spread over two floors - ground floor and first floor - and exudes warmth thanks to carefully selected rustic furniture made of oak. The spacious, open living area combines a fully equipped kitchen and dining area, and a living room with a fireplace covered in decorative stone. The entire living area opens onto a covered terrace with a mesmerizing view of the sun deck and pool - an ideal place to relax at any time of the day.

The ground floor offers two bedrooms, each with a private bathroom with a bathtub and shower, and direct access to the peaceful backyard that leads to the pool.

Upstairs is the master bedroom, which also includes a relaxation area - an ideal place to completely retreat from everyday life. The room opens onto a spacious balcony with a panoramic view of the pool, surrounding houses and the sea horizon. In the immediate vicinity of the room there are two elegantly decorated bathrooms.

The house is heated by electric underfloor heating, air conditioning and a fireplace.

In the courtyard there is a covered parking space for 2 cars.