



<b>Code :</b>	02232
<b>Location :</b>	Poreč
<b>Building size :</b>	269 m2
<b>Lot size :</b>	1396 m2
<b>Distance from city :</b>	1000 m
<b>Distance from sea :</b>	17000 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 - Fireplace :</b>	Yes
<b>Agency commission :</b>	3 % + PDV

**Price :** 758.000 €

231

Spacious villa with pool, panoramic views near Poreč

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

The villa consists of a ground floor and an upper floor, and the interior is furnished with rustically designed furniture made of oak. The living room area with a fireplace covered with decorative stone is connected to the entertainment room, which includes a billiard table - ideal for relaxing and socializing.

The kitchen is fully equipped and the dining room opens onto a covered terrace overlooking the courtyard and private pool.

On the ground floor there is one bedroom with a private bathroom and access to the terrace, while on the first floor there are three additional bedrooms, each with a private bathroom. Two of the rooms also have private balconies with sea views.

For maximum comfort throughout the year, the villa is equipped with:

electric underfloor heating, air conditioning in all rooms

open fireplace in the living room

There are also two covered parking spaces in the fenced yard.