



Code :	00108
Location :	Poreč
Building area :	168 m ²
Land area :	650 m ²
Distance from the center :	12000 m
Distance from the sea :	12000 m
Orientation :	South
Number of floors :	2
Number of bedrooms :	4
Number of rooms :	5
Number of bathrooms :	2
Number of toilets :	1
Storage room :	Yes
Number of parking spaces :	2
Private pool :	Yes
Terrace :	Yes
Air conditioning :	Yes
Year of construction :	2019
Ownership certificate :	Yes
Building permit :	Yes
Occupancy permit :	Yes
Electricity infrastructure :	Yes
Water infrastructure :	Yes

Price 595.000 €

We are selling a stone house in the Istrian style located in a picturesque village near Poreč, just 12 km away. This traditional villa showcases the charm of Istrian architecture and spans two floors with a total area of 168 m², situated on a plot of 650 m².

The ground floor consists of a porch, an entrance hall, a bathroom, a toilet, a storage room, a bedroom, and a spacious living room with a dining area and a modern open-concept kitchen. From the living room, you can access a covered terrace and a sunbathing area with a pool, creating an ideal space for relaxation.

On the first floor, after climbing the beautiful staircase, you will be greeted by a spacious hallway, a bathroom, and three comfortable bedrooms, one of which has an en-suite bathroom. These rooms offer privacy and comfort, and one of them has access to a balcony with a view of nature.

The outdoor area features a 30 m² pool, a summer kitchen with a fireplace, and a covered terrace, providing the perfect spot to



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enjoy beautiful days. There is also a covered parking area for two cars.

At the back of the villa, there is a storage area for loungers and other equipment.

All spaces are equipped with inverter air conditioning units that provide heating and cooling.

For more information or to arrange a viewing, please feel free to contact us.