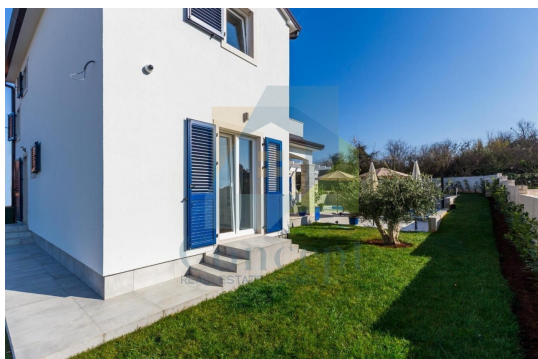
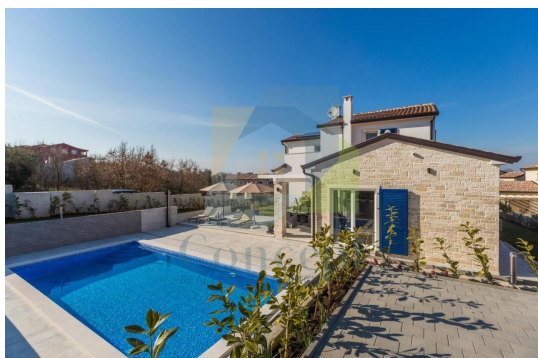




Code :	00260
Location :	Poreč
Building area :	141 m ²
Land area :	628 m ²
Distance from the center :	300 m
Distance from the sea :	3000 m
Orientation :	South
Number of floors :	2
Number of bedrooms :	3
Number of rooms :	4
Number of bathrooms :	3
Number of toilets :	1
Storage room :	Yes
Number of parking spaces :	2
Private pool :	Yes
Terrace :	Yes
Balcony :	Yes
Air conditioning :	Yes
Underfloor heating :	Yes
Year of construction :	2020
Possibility of extension :	Yes
Ownership certificate :	Yes
Building permit :	Yes
Occupancy permit :	Yes
Electricity infrastructure :	Yes
Water infrastructure :	Yes
Sewerage infrastructure :	Yes

Price **780.000 €**

In a small town near Poreč, there is a stone villa with an area of 141 m². It consists of a ground floor and an upper floor and is situated in a landscaped garden covering 628 m².

On the ground floor, there is an entrance hallway, a kitchen with a dining area, a living room with a fireplace connection, a toilet, storage/technical rooms, and a bedroom with an en-suite bathroom. Internal stairs lead to the upper floor where there are two bedrooms, each with its own bathroom, and a shared terrace with a view of nature.

The floors are made of high-quality ceramics, while the bedrooms feature bamboo flooring. Underfloor heating is installed in all rooms except the bedrooms, and all areas are air-conditioned. Solar panels are connected to a 250-liter boiler.



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In the beautifully landscaped yard, there is a pool measuring 32 m², a sunbathing area, an outdoor kitchen, a garden shed, and three parking spaces with electric gates and an intercom system. The yard is equipped with an automatic irrigation system and video surveillance.

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