



<b>Code :</b>	00372
<b>Location :</b>	Poreč
<b>Building area :</b>	238 m <sup>2</sup>
<b>Land area :</b>	1364 m <sup>2</sup>
<b>Distance from the center :</b>	4000 m
<b>Distance from the sea :</b>	19000 m
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	4
<b>Number of bathrooms :</b>	3
<b>Number of toilets :</b>	1
<b>Storage room :</b>	Yes
<b>Sea view :</b>	Yes
<b>Parking :</b>	Yes
<b>Terrace :</b>	Yes
<b>Balcony :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Fireplace :</b>	Yes
<b>Year of construction :</b>	2017
<b>Ownership certificate :</b>	Yes
<b>Building permit :</b>	Yes
<b>Occupancy permit :</b>	Yes
<b>Electricity infrastructure :</b>	Yes
<b>Water infrastructure :</b>	Yes
<b>Sewerage infrastructure :</b>	Yes

**Price** **880.000 €**

For sale is a beautiful stone villa located in a quiet, smaller settlement surrounded by vineyards, olive groves, meadows, and forests. The first floor offers a stunning view of the sea.

The villa is situated on a plot of land measuring 1,364 m<sup>2</sup>, while the villa itself has 238 m<sup>2</sup> of living space.

The house is divided into a ground floor and an upper floor. The ground floor features a spacious living room, dining area, kitchen, guest toilet, storage room, summer kitchen, a bedroom with an en-suite bathroom, and a large terrace.

On the upper floor, there are two large bedrooms, each with its own bathroom and access to a large spacious terrace that leads directly to the garden.



**CONCEPT REAL ESTATE**  
**Lošinjska 7, 52440 Poreč**  
**e-mail: [info@concept-porec.com](mailto:info@concept-porec.com)**  
**web: [concept-porec.com](http://concept-porec.com)**  
**info: +385 99 408 1238**

In the yard, there is a swimming pool measuring 70 m<sup>2</sup>. Additionally, the yard includes a covered parking area for two cars, while there is enough space in front of the house for two more vehicles.

Heating is provided through underfloor heating, supplemented by air conditioning and a fireplace in the living room.

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