CONCEPT REAL ESTATE
Lošinjska 7, 52440 Poreč
e-mail: info@concept-porec.com
web: concept-porec.com
info: +385 99 408 1238

Code :	00414
Location :	Poreč
Building area :	185.34 m2
Land area :	1102 m2
Distance from the center :	3000 m
Distance from the sea :	12000 m
Orientation :	South
Number of floors :	2
Number of bedrooms :	4
Number of rooms :	5
Number of bathrooms :	3
Number of parking spaces :	2
Private pool :	Yes
Terrace :	Yes
Balcony :	Yes
Central heating (oil) :	Yes
Air conditioning :	Yes
Fireplace :	Yes
Year of construction :	2000
Ownership certificate :	Yes
Building permit :	Yes
Occupancy permit :	Yes
Electricity infrastructure :	Yes
Water infrastructure :	Yes
Sewerage infrastructure :	Yes

Price	630.000 €

This charming new stone house with a large garden, which we are offering for sale, is located near Višnjan, in a typical Istrian setting, in a village with a few houses.

It is built on two floors plus a basement, with a total area of 185.34 m², whose exterior is adorned with beautiful Istrian stone. The house is surrounded by a well-maintained garden of 1102 m², dominated by a large modern swimming pool of 50 m² with hydromassage. The beautifully arranged garden, lovingly cultivated, features Mediterranean herbs planted around the entire house, adding a special touch to this lovely property.

The covered outdoor terrace by the pool, decorated with wooden beams, paved pathways, a children's playground, a sunbathing area around the pool, and a barbecue space, are additional decorations that enhance the charm of this stone house.

The ground floor offers a fully equipped kitchen, a dining area, a

CONCEPT REAL ESTATE
Lošinjska 7, 52440 Poreč
e-mail: info@concept-porec.com
web: concept-porec.com
info: +385 99 408 1238

modern and sunlit living room with access to the covered outdoor terrace, one bedroom, and a bathroom.

An internal staircase leads to the first floor, where three beautifully decorated bedrooms are located, along with a large bathroom featuring a jacuzzi and shower, and another bathroom with a shower. From one of the bedrooms, there is access to a balcony that provides a wonderful view of the greenery in the yard and the pool, where absolute peace and quiet are only interrupted by the chirping of birds.

Discreetly separate from the everyday space, the basement offers a fantastic opportunity for physical activities, making it an oasis for fitness enthusiasts. In addition to the fitness area, the basement also contains storage and laundry rooms.

For easier communication within the space, the garage provides direct access to the entrance hallway of the ground floor.

At the entrance to the yard, there is a carport for two cars. This beautiful house is ideal for year-round living; central heating on oil ensures cozy warmth during the winter months, while five top-notch air conditioning units guarantee comfort in the summer. It is surrounded by a stone wall, and the entrance gates are made of wrought iron.

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