



Code :	00113
Location :	Poreč
Building area :	210 m ²
Land area :	693 m ²
Distance from the center :	500 m
Distance from the sea :	300 m
Orientation :	South-West
Number of floors :	2
Number of bedrooms :	4
Number of rooms :	6
Number of bathrooms :	4
Storage room :	Yes
Number of parking spaces :	3
Private pool :	Yes
Terrace :	Yes
Balcony :	Yes
Air conditioning :	Yes
Fireplace :	Yes
Year of construction :	1985
Year of renovation :	2020
Condition :	Renovated
Ownership certificate :	Yes
Building permit :	Yes
Occupancy permit :	Yes
Electricity infrastructure :	Yes
Water infrastructure :	Yes
Sewerage infrastructure :	Yes

Price **1.920.000 €**

In an exceptionally attractive and sought-after location, this beautiful villa with a pool is situated, offering a living space of 210 m² on a plot of 693 m². This property, which was fully renovated in 2020, was originally built in the 1980s.

The villa spans two levels. On the ground floor, there is a spacious living room, a modern kitchen with a dining area, a toilet, and a separate smaller apartment of about 20 m². This part of the house also features a playroom, making it ideal for family entertainment. For comfort during hot summer days, two air conditioning units have been installed on the ground floor.

On the upper floor, there are four bedrooms, two of which have private bathrooms, while the remaining two share one bathroom. All bedrooms are located on the upper floor, and each is



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equipped with an air conditioning unit.

In the carefully landscaped yard, there is an 8 x 4 meter pool, perfect for relaxation and enjoyment. There is also a covered outdoor kitchen, providing a perfect spot for summer gatherings and al fresco dining.

Underfloor heating has been installed on the ground floor, and a gas stove is planned, allowing for additional comfort during the colder months. The house is currently rented out, and the future owner can continue with the already established business.

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