



<b>Code :</b>	00414
<b>Location :</b>	Poreč
<b>Building area :</b>	185.34 m2
<b>Land area :</b>	1102 m2
<b>Distance from the center :</b>	3000 m
<b>Distance from the sea :</b>	12000 m
<b>Orientation :</b>	South
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	4
<b>Number of rooms :</b>	5
<b>Number of bathrooms :</b>	3
<b>Number of parking spaces :</b>	2
<b>Private pool :</b>	Yes
<b>Terrace :</b>	Yes
<b>Balcony :</b>	Yes
<b>Central heating (oil) :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Fireplace :</b>	Yes
<b>Year of construction :</b>	2000
<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** **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 m<sup>2</sup>, whose exterior is adorned with beautiful Istrian stone. The house is surrounded by a well-maintained garden of 1102 m<sup>2</sup>, dominated by a large modern swimming pool of 50 m<sup>2</sup> 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



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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.