



Code :	00088
Location :	Poreč
Building area :	170 m2
Land area :	750 m2
Distance from the center :	3000 m
Distance from the sea :	5000 m
Number of floors :	2
Number of bedrooms :	3
Number of rooms :	4
Number of bathrooms :	3
Storage room :	Yes
Sea view :	Yes
Number of parking spaces :	2
Year of construction :	2009
Ownership certificate :	Yes
Building permit :	Yes
Occupancy permit :	Yes
Electricity infrastructure :	Yes
Water infrastructure :	Yes
Sewerage infrastructure :	Yes

Price **675.000 €**

For sale is a villa located near Poreč, just 5 km from the sea. The house spans 170 m2 and is distributed over two floors: ground floor and first floor.

The ground floor offers an entrance hallway, a spacious open-plan living area, dining room, and kitchen, a living room with a fireplace, and access to a covered terrace, garden, and pool. The ground floor also features two bedrooms and two bathrooms.

On the first floor, there is another bedroom with an en-suite bathroom and a balcony with a sea view.

The interior of the villa has been designed with great attention to detail. Cooling and heating are provided by inverter air conditioning with a total of 5 indoor units. Electric radiators are installed in the bathrooms, and there is also a cozy fireplace in the living room. The villa is equipped with PVC double-glazed doors and windows, ensuring excellent insulation and ample natural light.

The villa is situated on the edge of a construction zone, with a spacious agricultural land stretching behind it, offering you



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unique tranquility.

In addition to the beautiful villa, there is a large 48 m2 pool with a massage area, an outdoor storage room, an outdoor fireplace, electric gate closing, an alarm system, and a lawn irrigation system.

If you are looking for a luxurious and comfortable place to relax in a beautiful setting, this villa is the perfect choice for you!

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