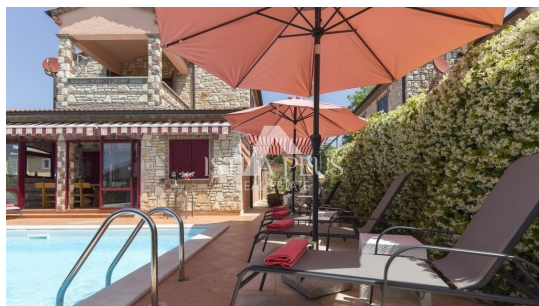




Code :	01410
Location :	Poreč
Building size :	160 m2
Lot size :	521 m2
Distance from city :	700 m
Distance from sea :	8000 m
Number of floors :	0
Number of rooms :	0
Number of bedrooms :	3
Number of bathrooms / WC :	3 / 0
Energy efficiency :	Not specified
Sea View :	Yes
Parking lot :	Yes
Swimming pool :	Yes
Climate :	Yes
Fireplace :	Yes
Agency commission :	3 % + PDV

Price : 525.000 €

K49

In a place 10 km away from Poreč, there is this beautiful villa decorated with traditional Istrian details of stone and wood.

The carpentry on the house is of top quality, made of aluminum.

In front of the entrance to the yard is a 70m2 garage with two entrances and one small studio. Passing through the yard with planted olive trees, mandarin seedlings and vines, you reach the main entrance. On the right, there are stairs leading down to the basement, which is decorated as a tavern, with a kitchen, a seating area, a toilet and a bathroom, and a wood-burning fireplace. To the left of the entrance is the entrance to a room with a washing machine, and passing by the left side of the house you will find another fireplace/barbecue. Upon entering the house, you come across a newly renovated toilet with a bathroom, and on the right side there is a spacious living room decorated with stone and wood on the ceiling, and in the living room there is also a Piazzetta wood stove. In addition to the living room, there is also a kitchen with a dining room and a large table, and through the kitchen there is access to a closed terrace, through which it is possible to exit to the backyard with a swimming pool. The pool is 4x8m2, has a noiseless pump and filter, and there is an outdoor shower next to the pool. On the first floor of the house there is another, slightly larger bathroom with a toilet, which has not been used at all. On the first floor there are also two smaller and one large bedroom, and two bedrooms have access to the balcony.

Due to the height of the terrain, the sea is visible from all bedrooms, the living room and the kitchen, as well as the courtyard with the swimming pool. There are 3 air conditioners installed in the house, and the heating is provided by electricity and oil central heating. This house is a fantastic property to live in, but it is also an excellent investment in the form of a vacation home and rental in the summer months.