EURO PARTNER
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Code :	00038
Location :	Poreč
Building area :	200 m2
Land area :	1030 m2
Number of bedrooms :	4
Number of bathrooms :	4
Number of toilets :	1
Distance from the center :	3 km
Distance from the sea :	12 km

Price : 695.000 €

BUILDING

Number of rooms :	5
Number of floors :	1
Energy class :	in preparation
Year of construction :	1905
Year of renovation :	2007
Condition :	Renovated

AMENITIES

Terrace :	Yes
Number of parking spaces :	3
Pool :	Yes

HEATING & COOLING

Central heating (electricity) :	Yes
Air conditioning :	Yes
Fireplace :	Yes

INFRASTRUCTURE

Electricity :	Yes
Water :	Yes
Septic tank :	Yes

DOCUMENTATION

Ownership certificate :	Yes
Building permit :	Yes
Occupancy permit :	Yes

An autochthonous stone villa located in the idyllic surroundings of an Istrian village, which with its appearance fully follows the laws of the natural environment and merges with it into a unique whole.
The interior of the villa has a living area of

200 m2 which spreads over two floors, ground floor and first floor.
On the ground floor of the villa there is a living part of an open concept that combines a kitchen, dining room and living room with a fireplace and access to a spacious covered terrace.
On the ground floor of the villa there is one bedroom with its own

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bathroom and guest toilet.
Wooden stairs lead to the first floor of the villa where there are three bedrooms with their own bathrooms and a beautiful covered terrace.
This unique villa was built back in 1905 and was completely renovated in 2007.
During the renovation of the villa, special attention was paid to respecting the indigenous style, without deviating from the Mediterranean architectural solutions.
The traditional style is further accentuated by oak beams which give the villas a special charm and blend of tradition.
Apart from the beautiful interior, this villa also delights with its exterior, which is dominated by a beautiful pool of 36m2 and well-kept grassy area.
The yard of the villa of 1030 m2 is completely surrounded by a stone wall, greenery and a wrought iron gate to ensure complete privacy.
The courtyard of the villa with pool, tavern, fireplace and terrace and a beautiful green garden allow you to escape from the daily hustle and bustle into a beautiful Mediterranean idyll bathed in the sun and the scents of Mediterranean plants in which time stands still.