

**EURO PARTNER**

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

**Price : 695.000 €**

**BUILDING**

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

**AMENITIES**

<b>Terrace :</b>	Yes
<b>Number of parking spaces :</b>	3
<b>Pool :</b>	Yes

**HEATING & COOLING**

<b>Central heating (electricity) :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Fireplace :</b>	Yes

**INFRASTRUCTURE**

<b>Electricity :</b>	Yes
<b>Water :</b>	Yes
<b>Septic tank :</b>	Yes

**DOCUMENTATION**

<b>Ownership certificate :</b>	Yes
<b>Building permit :</b>	Yes
<b>Occupancy permit :</b>	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 36m<sup>2</sup> and well-kept grassy area.

The yard of the villa of 1030 m<sup>2</sup> 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.