

**EURO PARTNER**

Mate Vlašića 20, 52440 Poreč

e-mail: office@europartner.hr

web: europartner.hr

info: +385 98 923 6402



<b>Code :</b>	00053
<b>Location :</b>	Poreč
<b>Building area :</b>	249 m2
<b>Land area :</b>	2098 m2
<b>Number of bedrooms :</b>	4
<b>Number of bathrooms :</b>	4
<b>Number of toilets :</b>	1
<b>Distance from the sea :</b>	20 km

**BUILDING**

<b>Number of rooms :</b>	6
<b>Number of floors :</b>	1
<b>Energy class :</b>	in preparation
<b>Year of construction :</b>	2009
<b>Year of renovation :</b>	2020
<b>Condition :</b>	Renovated

**AMENITIES**

<b>Terrace :</b>	Yes
<b>Balcony :</b>	Yes
<b>Number of parking spaces :</b>	4
<b>Pool :</b>	Yes

**HEATING & COOLING**

<b>Air conditioning :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Fireplace :</b>	Yes

**INFRASTRUCTURE**

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

**DOCUMENTATION**

<b>Ownership certificate :</b>	Yes
<b>Building permit :</b>	Yes
<b>Occupancy permit :</b>	Yes

The romantic side of the Istrian peninsula is its interior, thanks to the beautiful environment woven of historic hills, olive groves, fertile fields and vineyards, all often only 15 minutes drive from the coast, Istrian villages are an interesting alternative for vacation. This beautiful stone villa built in 2009 was completely renovated in 2020.

In such an environment, we offer for sale a new beautiful villa built on a plot of 2098m<sup>2</sup>.

The villa stands out for its elegance, interesting interior decorated in a combination of rustic and modern style and relaxing exterior. The living area of

249m<sup>2</sup> spread over two floors offers its owners absolute comfort. On the ground floor of this beautiful stone villa which consists of an open space with a modern living room with fireplace, spacious and modern

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kitchen and dining room, and two bedrooms with bathrooms and study, while the rest of the ground floor are discreetly separated pantry, laundry, and boiler room.

An internal staircase leads to the first floor where there are two bedrooms with bathrooms with access to covered terraces that provide a relaxing view of Istrian nature.

An interesting part of this villa is a beautifully landscaped garden of 2098m<sup>2</sup> in the central part of which there is a swimming pool and Barbecue and grassy areas.

Heating / Cooling: heat pump / fancoilers / underfloor heating

The villa is for sale fully furnished.

Other notes: A tour of the property is possible with the signing of a brokerage agreement. In the case of a decision to purchase real estate Agency fee is 3% + VAT on the purchase price and is invoiced after the conclusion of the purchase agreement.