

## EURO PARTNER

Istarskog razvoda 1, 52440 Poreč

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info: +385 98 923 6402



<b>Code :</b>	00066
<b>Location :</b>	Poreč
<b>Building area :</b>	194 m2
<b>Land area :</b>	1578 m2
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	3
<b>Distance from the sea :</b>	20 km

### BUILDING

<b>Number of rooms :</b>	4
<b>Number of floors :</b>	1
<b>Energy class :</b>	in preparation

### AMENITIES

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

### HEATING & COOLING

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

### INFRASTRUCTURE

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

### DOCUMENTATION

<b>Ownership certificate :</b>	Yes
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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 1772 m2.

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

194m2 spread over two floors offers its owners absolute comfort.

On the ground floor of this beautiful stone villa which consists of an open space in which is located a modern living room with fireplace, spacious and modern kitchen and dining room.

An internal staircase leads to the first floor where there are three 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 1578 m2 in the central part of which there is a swimming pool and Barbecue and grassy areas.

Heating / Cooling: heat pump / fancoilers / underfloor heating

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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.

Dear Buyers, property viewings are possible upon prior signing of a viewing record, which serves as the basis for any further steps related to the purchase process and for the calculation of the agency fee in accordance with applicable law. As an authorised real estate broker, EURO PARTNER d.o.o. charges the buyer a brokerage fee of 3% + VAT of the agreed purchase price upon conclusion of the preliminary agreement or sale contract.