



Code :	01134
Location :	Tar-Vabriga
House Type :	Detached house
Building size :	141 m ²
Lot size :	628 m ²
Distance from center :	300 m
Distance from sea :	3000 m
Number of floors :	2
Number of rooms :	5
Number of bedrooms :	3
Number of bathrooms / WC :	3 / 1
Number of parking lots :	3
Year of construction :	2020
Energy efficiency :	Not specified
Balcony :	Yes
Internet :	Yes
Swimming pool :	Yes
Climate :	Yes
Satellite :	Yes
Heating :	Yes
Solar heating :	Yes
Underfloor heating :	Yes
Furnished :	Yes
Depository :	Yes
Outdoor kitchen :	Yes
Alarm :	Yes
Video surveillance :	Yes
Fireplace :	Yes
Current implemented :	Yes
Conducted water :	Yes
Building permit :	Yes

Price : 749.000 €

In a small town not far from Poreč, for sale is a beautiful and charming modern villa with a swimming pool.

This villa has 141 m², consists of a ground floor and a first floor, and has a landscaped garden of 628 m².

The ground floor consists of an entrance hall, a kitchen, a dining room, a living room with a fireplace connection, a guest toilet, a storage/technical room, and a bedroom with an en-suite bathroom.

An internal staircase leads to the first floor, which consists of two bedrooms, each with an en bathroom, and a shared terrace with a beautiful view of nature.

The floor coverings are of high-quality ceramics and a bamboo parquet in all bedrooms.

Electric underfloor heating is in all rooms except the bedrooms, and each



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room has air conditioning.

The solar panels are connected to a 250-liter boiler.

On a beautifully landscaped garden with automatic irrigation and video surveillance, there is a 4x8 meter swimming pool, a sunbathing area, an outdoor kitchen, a small garden shed, and three parking spaces with an electric gate and intercom.

The villa has an established tourist rental business and is ideal as an investment for rent but also as a home for luxury family living.