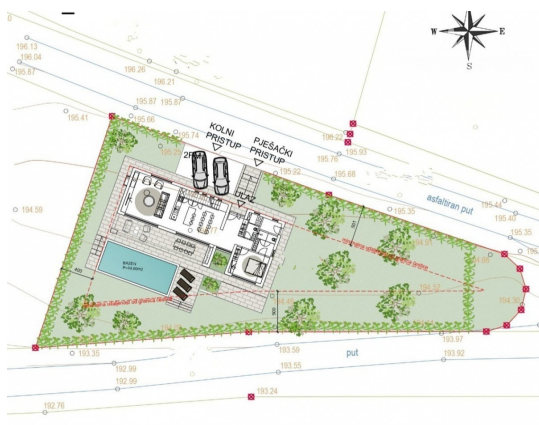
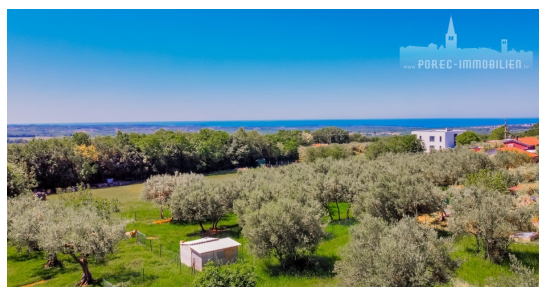




Code :	01137
Location :	Poreč
House Type :	Detached house
Building size :	249 m ²
Lot size :	1026 m ²
Distance from center :	1000 m
Distance from sea :	7000 m
Number of floors :	2
Number of rooms :	6
Number of bedrooms :	4
Number of bathrooms / WC :	4 / 1
Number of parking lots :	2
Year of construction :	2023
Energy efficiency :	Not specified
Sea View :	Yes
Balcony :	Yes
Swimming pool :	Yes
Climate :	Yes
Satellite :	Yes
Heating :	Yes
Underfloor heating :	Yes
Depository :	Yes
Alarm :	Yes
Video surveillance :	Yes
Current implemented :	Yes
Conducted water :	Yes
Sewage implemented :	Yes
Building permit :	Yes

Price : 1.350.000 €

For sale is a beautiful modern villa, located in a charming place with all the necessary facilities, 10 km from Poreč and 5 km from the sea and the first beaches.

The villa has a total net area with terraces of 249.50 m² and a plot of 1026 m².

The villa will consist of a ground floor and an upper floor.

The ground floor will consist of an entrance hall, a living room with a kitchen and a dining room, a boiler room, a laundry room, a bedroom with a private bathroom, an additional toilet for guests, and a covered terrace of approx. 30 m² with a summer kitchen.

On the first floor, there will be 3 bedrooms, each with a private bathroom and a terrace, from which there is a beautiful panoramic view of the sea and the surrounding area.

The house will have underfloor heating on a heat pump, an alarm and video surveillance, a landscaped garden with irrigation, and a 34 m² large swimming pool.

VAT is included in the price of the house.