



Code :	01285
Location :	Poreč
House Type :	Detached house
Building size :	170 m ²
Lot size :	540 m ²
Distance from center :	3000 m
Distance from sea :	15000 m
Number of floors :	2
Number of rooms :	5
Number of bedrooms :	4
Number of bathrooms / WC :	4 / 1
Number of parking lots :	2
Year of construction :	2021
Energy efficiency :	A+
Balcony :	Yes
Internet :	Yes
Swimming pool :	Yes
Climate :	Yes
Satellite :	Yes
Heating :	Yes
Underfloor heating :	Yes
Furnished :	Yes
Depository :	Yes
Fireplace :	Yes
Current implemented :	Yes
Conducted water :	Yes
Asphalted :	Yes
Building permit :	Yes

Price : 780.000 €

Located near the charming town of Visnjan, an impressive stone villa is available for sale. This luxurious two-story residence covers an area of 170 m², perfectly combining elegance and tranquility. The villa has four bedrooms, each featuring a bathroom, showcasing exceptional design and high-quality craftsmanship.

As you enter the villa, you will be welcomed by an open-plan living area on the ground floor. The fully equipped kitchen blends with the dining room, creating a cozy and sophisticated space. The dining and living area opens up to a terrace, offering a perfect spot for al fresco dining and providing a beautiful view of the surrounding natural beauty.

The ground floor also features a well-designed bedroom with an attached bathroom, a storage area, a guest toilet, and a boiler room. Ascending to the first floor, you will find three additional bedrooms, each with a bathroom. One of the bedrooms features a terrace with panoramic views of the area's nature.



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The interior design of the villa combines a simple yet refined aesthetic with rustic elements. The living room, dining room, and kitchen on the ground floor form a harmonious space, inviting relaxation and conviviality. The neutral tones with subtle details create a polished look.

Built on a 540 m² plot, the villa is constructed with premium materials, ensuring durability and timeless elegance. The house features a prefabricated structure equipped with underfloor heating throughout, complemented by a cozy fireplace in the living room. Wall-mounted built-in fan coil units are installed in every room, controlled by thermostats, to guarantee optimal comfort. The Mitsubishi heat pump provides efficient heating and cooling, with an estimated cost of around EUR 80.00 per month.

Outside, the beautiful garden boasts a 31 m² saltwater overflow pool and a sunny terrace with deck chairs. The lawn is decorated with Mediterranean plants and olive trees, which provide a peaceful and calming background. The exterior is completed by a stone wall, enclosing a parking area for two cars.

Whether you plan to use the villa as a permanent residence or a rental property, its potential is limitless, much like the charm it exudes. As the new owner, you can receive a comprehensive service for rental management, cleaning, and maintenance of the property, including the house, garden, and swimming pool.