



<b>Code :</b>	01525
<b>Location :</b>	Poreč
<b>House Type :</b>	Detached house
<b>Building size :</b>	180 m <sup>2</sup>
<b>Lot size :</b>	687 m <sup>2</sup>
<b>Distance from center :</b>	16000 m
<b>Distance from sea :</b>	16000 m
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	5
<b>Number of bedrooms :</b>	4
<b>Number of bathrooms / WC :</b>	4 / 1
<b>Number of parking lots :</b>	3
<b>Year of construction :</b>	2016
<b>Energy efficiency :</b>	Not specified
<b>Balcony :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Climate :</b>	Yes
<b>Depository :</b>	Yes
<b>Outdoor kitchen :</b>	Yes
<b>Current implemented :</b>	Yes
<b>Conducted water :</b>	Yes
<b>Asphalted :</b>	Yes
<b>Building permit :</b>	Yes

**Price :** 730.000 €

In a peaceful Istrian village, located just 16 km from Poreč and the sea, surrounded by family homes, holiday villas, and a well-known traditional tavern, this elegant villa built in 2016 is now available for sale, offering a perfect blend of comfort, quality, and the Mediterranean lifestyle.

The house is spread over two floors with a functional and modern layout. The ground floor features an entrance hallway with a storage room and a guest toilet, as well as a spacious living room, kitchen, and dining area that open up to the terrace. Large glass walls leading to the outdoor area allow for an abundance of natural light and sunshine throughout the day. The first floor comprises four spacious bedrooms, each with its own en-suite bathroom, while two of the rooms have direct access to a terrace with a lovely view of the surrounding greenery and quiet neighborhood.

The covered ground-floor terrace, which seamlessly connects to the living area, features a summer kitchen and a fireplace, making it an ideal spot for gatherings all year round. Next to it is another additional terrace covered by a pergola. The carefully landscaped yard offers an 8 x 4-meter swimming pool with a sunbathing area and an outdoor shower, while an automatic irrigation system ensures easy maintenance of the green lawns. Heating and cooling throughout the entire house are provided by air conditioning units installed in every room.



**POREČ IMMOBILIEN**

**Bože Milanovića 22, 52440 Poreč**

**mail: [info@porec-immobilien.hr](mailto:info@porec-immobilien.hr)**

**web: [www.porec-immobilien.hr](http://www.porec-immobilien.hr)**

**info: +385 52 422 860**

A major advantage of this property is that it is sold fully furnished, allowing the future owner to move in immediately or effortlessly continue a successful tourist or long-term rental business without any additional investment. In addition to being for sale, this house can also be rented long-term for 2,400 Euros per month plus utilities and house maintenance costs.