



Code :	01538
Location :	Poreč
House Type :	Detached house
Building size :	160 m ²
Lot size :	606 m ²
Distance from center :	3000 m
Distance from sea :	10000 m
Number of floors :	2
Number of rooms :	4
Number of bedrooms :	3
Number of bathrooms / WC :	3 / 1
Number of parking lots :	2
Year of construction :	2017
Energy efficiency :	Not specified
Sea View :	Yes
Balcony :	Yes
Internet :	Yes
Swimming pool :	Yes
Climate :	Yes
Satellite :	Yes
Furnished :	Yes
Depository :	Yes
Outdoor kitchen :	Yes
Fireplace :	Yes
Current implemented :	Yes
Conducted water :	Yes
Asphalted :	Yes
Building permit :	Yes

Price : 580.000 €

Exclusively offered by our agency, this beautiful stone villa features a private swimming pool, panoramic sea views, and a beautifully landscaped 606 m² plot.

The villa extends over two floors, the ground floor and first floor, with a total residential area of 160 m². The thoughtfully designed layout provides comfortable living, privacy, and a seamless connection between the interior and outdoor areas.

The ground floor comprises a spacious living room with a fireplace, a fully equipped kitchen with a dining area, one bedroom, and a bathroom. Both the living room and bedroom have direct access to a large terrace. The first floor features two spacious bedrooms, each with its own en-suite bathroom and private terrace. The terrace offers breathtaking panoramic views of the sea, and on clear days the view extends all the way to the Italian coast.



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The beautifully landscaped garden is centred around a 40 m² swimming pool with a spacious paved sunbathing area and a solar shower. An outdoor kitchen with a fireplace and a dining table for eight makes this area ideal for entertaining, enjoying al fresco meals and spending long summer evenings outdoors.

At the rear of the property, there is a storage room for garden furniture as well as an additional outdoor toilet.

The villa's interior combines designer and antique furniture, creating a refined yet warm and inviting atmosphere. The entire villa is air-conditioned, while the lawn is maintained by an automatic irrigation system.

An additional advantage is the possibility of purchasing the neighbouring 1,130 m² building plot together with a 92 m² auxiliary building, both directly adjoining the property. This option offers the future owner additional possibilities for expanding the garden, creating further amenities or developing the property according to their own needs.

The asking price for the neighbouring building plot is EUR 218,000 and is not included in the price of the villa.

This property is an excellent opportunity for those looking for an authentic stone villa with a swimming pool, spacious grounds, privacy and spectacular sea views, whether as a luxurious private residence or as an investment property for holiday rentals.