



Code :	01570
Location :	Sveti Lovreč
House Type :	Detached house
Building size :	145 m ²
Lot size :	618 m ²
Distance from center :	3000 m
Distance from sea :	16000 m
Number of floors :	1
Number of rooms :	5
Number of bedrooms :	3
Number of bathrooms / WC :	3 / 1
Number of parking lots :	2
Energy efficiency :	Not specified
Balcony :	Yes
Internet :	Yes
Swimming pool :	Yes
Climate :	Yes
Satellite :	Yes
Heating :	Yes
Furnished :	Yes
Depository :	Yes
Alarm :	Yes
Fireplace :	Yes
Current implemented :	Yes
Conducted water :	Yes
Asphalted :	Yes
Building permit :	Yes

Price : 620.000 €

A detached rustic stone villa is for sale near Porec, nestled among greenery in the peace and tranquillity of the Istrian countryside. Stone walls, wooden shutters and a traditional tiled roof blend beautifully with the Mediterranean surroundings, giving the house its distinctive character.

The villa extends over two floors: the ground floor and the first floor.

The ground floor features an entrance hall leading into a spacious, open-plan area comprising a kitchen, dining room and living room. Large windows allow plenty of natural light to flood the interior, creating a bright and airy atmosphere.

This floor also includes a spacious bedroom with an en-suite bathroom, a separate guest toilet and a storage room.

The first floor comprises two further large bedrooms, each with its own bathroom, ensuring comfort and privacy.

Oil-fired central heating is installed throughout the villa, and air conditioning units are fitted in all rooms.



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The beautifully landscaped garden features a swimming pool with a sunbathing area and a covered outdoor space with a dining table, fireplace and barbecue.

This villa is an excellent choice for anyone looking for an authentic stone property near Porec, whether as a private holiday home or as an investment for tourist rentals.