



PARENTIUM PREMIUM  
*Real Estate*

## PARENTIUM REAL ESTATE

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<b>Code :</b>	01239
<b>Location :</b>	Poreč
<b>Building size :</b>	291 m2
<b>Lot size :</b>	1772 m2
<b>Distance from center :</b>	15000 m
<b>Distance from sea :</b>	16000 m
<b>Number of rooms :</b>	4
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	3
<b>Number of toilets :</b>	1
<b>Swimming pool :</b>	Yes
<b>Parking :</b>	Yes
<b>Basement :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Air conditioning heating :</b>	Yes
<b>Year of construction :</b>	n/a
<b>Energy efficiency :</b>	Not specified

Price : on request €

This specific stone villa is located in a small Istrian town surrounded by untouched nature, peace and quiet that we all long for in today's busy lives. It has a living area of

291.90m2 on a plot of land of 1772m2.

On the ground floor there is a beautifully decorated living room where a romantic fireplace creates an even better atmosphere in the colder periods of the year, a kitchen and dining room, a bedroom with its own bathroom, a storage room, a hallway, a study and a guest toilet.

Upstairs there are two more bedrooms with their own bathroom, wardrobe and terraces with a view of the spacious greenery that surrounds the villa. There is a 60 m2 swimming pool with a sunbed and a covered terrace with a barbecue and seating furniture for enjoying lunch or sunset with a few drops of Istrian wine on the perfectly landscaped, spacious garden. On the other side of the terrace there is another seating area with a table, right next to the pool where you can refresh yourself during the day or night. An impeccably landscaped meadow with enough space for unhindered children's outdoor play.

There are private parking spaces behind the house.

Both floors have air conditioning in all rooms, and the ground floor is also equipped with underfloor heating.

Surrounded by olive trees and a spacious green garden, it is ideal for families with children, and security and privacy are provided by the fact that the villa is completely fenced. In addition to being perfect for living, its trump card is a well-established business in tourist rental, so it is an ideal opportunity for investment and earnings.