



PARENTIUM PREMIUM
Real Estate

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Vukovarska 19, 52440 Poreč

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Code :	02143
Location :	Poreč
Building size :	170 m ²
Lot size :	696 m ²
Distance from center :	500 m
Distance from sea :	12000 m
Number of floors :	2
Number of rooms :	4
Number of bedrooms :	3
Number of bathrooms :	3
Seaview :	Yes
Swimming pool :	Yes
Parking :	Yes
Basement :	Yes
Electric heating :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Year of construction :	n/a
Energy efficiency :	Not specified

Price : 820.000 €

English – Authentic Mediterranean Stone Villa with Pool and Sea View
Located in a quiet Istrian village near Poreč, this charming stone villa offers the perfect combination of traditional style, comfort, and privacy. Set on a spacious 696 m² plot surrounded by Mediterranean greenery, the property offers a partial sea view, adding a touch of magic to the peaceful surroundings.

The villa spans two floors and 170 m² of living space. The ground floor features a beautifully designed kitchen with dining area, ideal for family gatherings, and a spacious living room with an elegant fireplace, perfect for cozy winter evenings. The house includes three comfortable bedrooms and three modern bathrooms.

The master bedroom has access to a private terrace with views of the garden and sea – an ideal spot for a morning coffee or evening relaxation.

The exterior is equally impressive, with a heated swimming pool, an automatic garden irrigation system, a robotic lawn mower, and a covered summer kitchen perfect for barbecues and socializing.

The villa is equipped with underfloor heating via a heat pump, air conditioning in all rooms, and solar panels for enhanced energy efficiency.

Classified with 4 stars, the property already functions as a successful tourist rental with excellent occupancy during the summer season.



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Whether as your dream home or a secure investment, this villa is an exceptional opportunity.