



PARENTIUM PREMIUM
Real Estate

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Vukovarska 19, 52440 Poreč

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Code :	02325
Location :	Poreč
Building size :	260 m2
Lot size :	1082 m2
Distance from center :	2500 m
Distance from sea :	15000 m
Number of floors :	2
Number of rooms :	5
Number of bedrooms :	4
Number of bathrooms :	4
Number of toilets :	1
Seaview :	Yes
Swimming pool :	Yes
Parking :	Yes
Basement :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Heating by fireplace :	Yes
Central heating :	Yes
Year of construction :	2008
Energy efficiency :	Not specified

Price : 570.000 €

Istria, surroundings of Poreč

For sale is a Mediterranean stone villa with a spacious garden and swimming pool, located in a small and peaceful village in the surroundings of Poreč.

The house has a total area of 260 m², spreads over two floors and is situated on a plot of 1,082 m². The ground floor consists of a guest toilet, two bedrooms, each with its own bathroom, a spacious living room with dining area and fireplace, as well as a separate kitchen.

An internal staircase leads to the first floor, where there are two additional bedrooms, each with its own bathroom and private terraces offering panoramic sea views.

From the ground floor there is access to a covered terrace and a landscaped garden with a swimming pool, ideal for relaxation, gatherings and refreshment during warm summer days. The plot is surrounded by greenery and a hedge that ensures privacy, while Mediterranean plants and olive trees further enhance the authentic atmosphere. There are also two parking spaces within the courtyard.

The villa was built in an authentic Mediterranean style, with stone details, terracotta tiles, and an interior and furniture harmonized with the traditional Istrian ambience. Heating and cooling are provided by underfloor heating,



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central heating, air conditioning units and a fireplace in the living room. The property is sold fully furnished and equipped.

The sea and Poreč are only a few minutes' drive away, approximately 15 km.

The property is successfully rented out and has an established tourist rental business, but it is equally suitable for peaceful family life or year-round living.