



PARENTIUM PREMIUM
Real Estate

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Vukovarska 19, 52440 Poreč

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Code :	02335
Location :	Poreč
Building size :	210 m2
Lot size :	1072 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 :	3
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 : 585.000 €

Istria, near Poreč

For sale is a Mediterranean stone villa with a spacious yard and pool, located in a small and quiet place near Poreč.

The house has a total area of 210 m² spread over two floors and is situated on a plot of 1072 m².

On the ground floor, there is an entrance hallway, three bedrooms, one of which has an en-suite bathroom, while the other two bedrooms share one common bathroom, a guest toilet, and a spacious kitchen with a dining area and a living room with a fireplace.

An internal staircase leads to the first floor where there is another bedroom with an en-suite bathroom.

From the ground floor, there is access to a well-maintained terrace with a pergola and a garden with a pool, ideal for relaxation, gatherings, and refreshing during hot summer days. The plot is surrounded by greenery and a living hedge that ensures privacy, while Mediterranean herbs and olive trees enhance the authentic atmosphere. There is also a barbecue grill in the garden, and two parking spaces are provided within the yard.

The villa is built in an authentic Mediterranean style with stone details,



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terracotta tiles, and an interior and furniture that match the traditional Istrian ambiance. Heating and cooling are provided through central heating, electric underfloor heating, air conditioning, and a fireplace in the living room. The property is sold fully furnished and equipped.

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

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