



PARENTIUM PREMIUM
Real Estate

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Vukovarska 19, 52440 Poreč

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Code :	02337
Location :	Poreč
Building size :	257 m2
Lot size :	1735 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 :	2
Number of toilets :	2
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 : 750.000 €

Istria, near Poreč

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

The house has a total area of 257 m² spread over two floors and is situated on a plot of 1735 m².

On the ground floor, there is an entrance area, one bedroom with an en-suite bathroom, a guest toilet, a spacious living room with a dining area and a fireplace, as well as a separate kitchen.

An internal staircase leads to the first floor where three bedrooms are located. One bedroom has its own bathroom, while there is another separate bathroom and an additional toilet on this floor. Each room has its own terrace with a sea view.

From the ground floor, there is access to the landscaped backyard with a pool and terrace, ideal for relaxation, socializing, and refreshing during warm summer days. The plot is surrounded by greenery and a living fence that ensures privacy, while Mediterranean plants and olive trees further enhance the authentic atmosphere. The garden also includes a barbecue grill, and parking spaces are provided within the yard.



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The villa is built in an authentic Mediterranean style with stone details, terracotta tiles, and an interior and furniture that match the traditional Istrian ambiance. Heating and cooling are provided through underfloor heating, central 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.