



<b>Code :</b>	00899
<b>Location :</b>	Poreč
<b>Building size :</b>	320 m2
<b>Lot size :</b>	850 m2
<b>Distance from center :</b>	1000 m
<b>Distance from sea :</b>	4000 m
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	7
<b>Number of bedrooms :</b>	4
<b>Number of bathrooms :</b>	4
<b>Number of toilets :</b>	1
<b>Underfloor heating :</b>	Yes
<b>Air conditioning heating :</b>	Yes
<b>Central heating :</b>	Yes
<b>Year of construction :</b>	2022
<b>Energy efficiency :</b>	A+

**Price :** 1.250.000 €

Poreč, surroundings

Not far from Porec and not far from the sea, this beautiful and newly renovated villa with swimming pool is for sale.

The house consists of a basement, ground floor and first floor. House the size approx. 320m2, located on a plot of 850m2.

In the basement there is a room of 34m2, which can serve as a play room, wine cellar or fitness room. On the ground floor there is an entrance hall, storage room, laundry room, toilet, large living room - open space, with kitchen and dining room. There you go out to the covered summer terrace, where you spend most of your time in the summer months. On the ground floor there is still a small oasis for relaxation and rest, fitness and sauna.

On the first floor there are 4 spacious bedrooms, almost all of which have access to the terrace, which offers a view of the sea.

In the yard there is a swimming pool of 40m2. Installations (the first stage) for heating the pool were carried out.

The house is heated / heated by electricity (heat pump), combined underfloor heating and collector valve. Installations for video surveillance are installed, irrigation is installed in the beautifully landscaped yard.

The house is nicely decorated, and ready for rent, or for use for private purposes.

The house is located in a nice place, not far from all the necessary amenities.

The house is prefabricated.