

## ISTRIA FUTURA

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<b>Code :</b>	02194
<b>Location :</b>	Poreč
<b>Building size :</b>	249 m2
<b>Lot size :</b>	1386 m2
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	8
<b>Number of bathrooms :</b>	4
<b>Number of toilets :</b>	0
<b>Distance from center :</b>	18000 m
<b>Distance from sea :</b>	18000 m
<b>Energy efficiency :</b>	Not specified
<b>Parking :</b>	Yes

Price : on request €

For sale, a beautiful villa of 249 m2 built in traditional Istrian style on a spacious plot of 1,386 m2.

The villa was built in the Istrian style of construction, which is dominated by natural materials such as Istrian stone, wooden beams that decorate the high ceilings of the villa, wooden shutters on the windows and terracotta on the floors of the villa.

On the ground floor there is a living room with a dining room and a kitchen, a bathroom and a large covered terrace. As part of the terrace, there is a storage room, a laundry room, a space for a guest toilet and a boiler room.

The internal stairs lead to the first floor where there are three bedrooms with bathrooms and a view of the beautiful forest and surrounding greenery, as well as a view of the large garden with a swimming pool.

The house and the yard are surrounded by a wall and a fence so that it provides absolute privacy and peace, while there are parking spaces at the entrance to the yard.

The house has underfloor heating (heat pump), split air conditioning system for heating the floor and cooling the entire space.