![ISTRIA Futura logo]

ISTRIA FUTURA
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Code :	02195
Location :	Poreč
Building size :	291 m2
Lot size :	1772 m2
Number of floors :	2
Number of bedrooms :	3
Number of rooms :	8
Number of bathrooms :	3
Number of toilets :	1
Distance from center :	18000 m
Distance from sea :	18000 m
Energy efficiency :	Not specified
Parking :	Yes

Price :	on request €

For sale, a beautiful villa of 291 m2 built in traditional Istrian style on a spacious plot of 1,772 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.

The large ground floor consists of a hallway, a spacious and comfortable bedroom with a bathroom, a storage room, a guest toilet and a boiler room, while in the second part of the ground floor, in an open floor plan, there is a beautifully decorated living room with a fireplace, a spacious kitchen and a dining room. The entire area of

the ground floor leads to an outdoor covered terrace and swimming pool.

The staircase leads to the first floor, where there are two bedrooms with bathrooms and access to a large covered balcony with an open view of the natural environment, the yard and the 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 entranc...