

## ISTRIA FUTURA

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<b>Code :</b>	02196
<b>Location :</b>	Poreč
<b>Building size :</b>	400 m2
<b>Lot size :</b>	2347 m2
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	4
<b>Number of rooms :</b>	10
<b>Number of bathrooms :</b>	4
<b>Number of toilets :</b>	1
<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 400 m2 built in traditional Istrian style on a spacious plot of 2,347 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 spacious living room with a fireplace, in the extension of which there is a dining room and a kitchen, while in the corridor there is a storage room, a laundry room and a boiler room. The space from the living room and kitchen offers access to the outdoor terrace by the pool. On each side of the living room there is one bedroom with its own bathroom.

An internal staircase lined with oak wood leads to the first floor, where there are two more bedrooms with bathrooms and a view of the beautiful garden, pool and Istrian forest, which provides a sense of satisfaction, peace and enjoyment.

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...