



<b>Code :</b>	02461
<b>Location :</b>	Vrsar
<b>Building size :</b>	169 m2
<b>Lot size :</b>	679 m2
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	8
<b>Number of bathrooms :</b>	2
<b>Number of toilets :</b>	1
<b>Distance from center :</b>	11000 m
<b>Distance from sea :</b>	7500 m
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	2024
<b>Parking :</b>	Yes

**Price :** 740.000 €

For sale, a beautiful, high-quality detached villa of 169 m2 with a swimming pool of 32 m2, located on a landscaped plot of 679 m2, 7.5 km from the sea and the Lim Canal, 11 km from Vrsar and 15 km from Poreč, while the motorway, shops, restaurants, school, etc. are only 2 km from the villa.

The villa on the ground floor consists of a toilet, a storage room and a spacious open space living room with a kitchen and dining room, sunlit by large glass walls, from which you can access a large terrace, a summer kitchen and a landscaped and fenced yard with a 32 m2 swimming pool. The first floor of the villa consists of a hallway, 3 bedrooms, 2 bathrooms and a spacious terrace with a view of nature and greenery.

The villa was built and equipped with the highest quality materials:

- the external joinery is a wood/aluminum combination, while the internal doors are from floor to ceiling, approximately 270 cm high
- all rooms have underfloor heating with a heat pump
- cooling with built-in fan coils
- swimming pool with a modern Renolit Alkorplan Touch film in the color Relax, which makes the water color natural...