



<b>Code :</b>	02644
<b>Location :</b>	Poreč
<b>Building size :</b>	395 m2
<b>Lot size :</b>	1170 m2
<b>Number of floors :</b>	3
<b>Number of bedrooms :</b>	5
<b>Number of rooms :</b>	8
<b>Number of bathrooms :</b>	3
<b>Number of toilets :</b>	1
<b>Distance from center :</b>	7000 m
<b>Distance from sea :</b>	3500 m
<b>Energy efficiency :</b>	B
<b>Pogled na more :</b>	Yes
<b>Parking :</b>	Yes
<b>Garage :</b>	Yes
<b>Basement :</b>	Yes

Old price : 990.000 €

**New price : 760.000 €**

For sale is a spacious detached villa of 395 m2, located on the edge of the village, next to an untouched forest with an unobstructed view of the valley, only 7 km from the center of Poreč and 3.5 km from the sea.

The ground floor of the villa consists of the first apartment with a living room, kitchen, bedroom, bathroom, wine cellar and storage room. The ground floor also has a garage with a boiler room, where the central heating of the house and water is located on gas.

The first floor, or high ground floor, consists of a spacious living room with a fireplace, dining room, separate kitchen, winter garden with lounge corner and wood stove, 2 bedrooms, bathroom and toilet, and internal stairs lead us to the 2nd floor (attic) where there are 2 additional bedrooms each with their own balcony, bathroom, spacious wardrobe, gallery - living room with access to a spacious terrace.

The land area is 1,170 m2 and there are parking spaces, landscaped parts of the garden and yard, a pleasant swimming pool with a bar ideal for evening gatherings, a jacuzzi, a summer kitchen and a barbecue.

This villa is an ideal...