



Code :	02574
Location :	Poreč
Building size :	185.00 m2
Plot size :	780 m2
Distance from see :	15000 m2
Number of bedrooms :	5
Number of bathrooms :	4
Sea View :	Yes
Parking :	Yes
Energy efficiency :	being prepared
Swimming pool :	Yes
Air conditioning :	Yes
Air conditioning :	Yes

Price : **620.000 €**

In a small village about 14 km from Poreč, a 20-minute drive, there is this beautiful rustic villa with a beautiful view of the sea and nature. The view is unobstructed because the villa is located on elevated ground and the land in front of it is not for construction, which guarantees great privacy for the future owner. The villa has an area of 185 m2 on three floors and is spread over a plot of 780 m2 and has a pool area of 45 m2 - It has three floors. Upon entering the villa, we come to a kitchen with a dining room, which opens onto a terrace with a wonderful view of nature and the sea. On the same floor there is a bedroom with a bathroom. We go down the stairs to the ground floor where there is a living room with large windows that bring in a lot of light, from the living room there is the same courtyard. On the first floor there are four rooms and three bathrooms. This is an ideal property for vacation as well as for tourism since the Villa is successfully rented out for tourist purposes. In the vicinity of this villa, there is a rich gastronomic offer and there are several famous winemakers, which makes this property even more interesting. It is only a 20-minute drive from Poreč and a 15-minute drive to the first beach.