



Code :	02743
Location :	Poreč
Building size :	161.00 m ²
Plot size :	979 m ²
Distance from center :	500 m
Distance from see :	10000 m
Numer of floors :	2
Number of bedrooms :	4
Number of rooms :	5
Number of bathrooms :	3
Number of toilets :	1
Sea View :	Yes
Parking :	Yes
Energy efficiency :	being prepared
Year of construction :	2025
Swimming pool :	Yes
Underfloor heating :	Yes
Građevinska :	Yes
Heat pump :	Yes

Price : 799.000 €

Located in a peaceful setting just 10 km from Poreč and the sea, this modern rustic villa sits on a spacious plot of 979 m². With 161 m² of living space, it perfectly combines comfort, functionality, and style.

The ground floor features a large open-plan living room with a fireplace, dining area, and kitchen – ideal for family gatherings. There's also one bedroom with a private bathroom, a guest WC, and a utility room.

Upstairs, there are three bedrooms. Two terraces offer lovely views of the surrounding nature and a relaxing outdoor space.

The garden includes a spacious terrace with a pool, perfect for enjoying warm days.

The house features underfloor heating throughout, heating and cooling via a heat pump, and high-quality insulation and joinery, ensuring year-round comfort.

An ideal property for living, holidays, or as a rental investment.

NOTE: We are not responsible for any errors in property descriptions, but we strive to be as precise and accurate as possible. The property can only be viewed with a signed Brokerage Agreement, which serves as the basis for further actions related to the purchase and the payment of the commission, all in accordance with the Real Estate Brokerage Act.