



Code :	02775
Location :	Poreč
Building size :	175.00 m2
Plot size :	496 m2
Garden size :	175 m2
Distance from sea :	7000 m
Numer of floors :	2
Number of bedrooms :	5
Number of rooms :	7
Number of bathrooms :	3
Parking :	Yes
Energy efficiency :	being prepared
Year of last adaptation :	2011
Swimming pool :	Yes
Jacuzzi :	Yes
Air conditioning :	Yes
Fireplace :	Yes
Alarm :	Yes
Video surveillance :	Yes
Građevinska :	Yes
Uporabna :	Yes
Vlasnički list :	Yes
Fireplace :	Yes
Air conditioning :	Yes
Central heating :	Yes

Price : 450.000 €

Charming stone villa 7 km from the sea, near Poreč. Pool, jacuzzi, solar power, 2 units, peaceful setting - perfect family or holiday home. For sale is a beautiful stone villa of 175 m², located in the very center of a picturesque Istrian village, just 7 km from the sea and 10 km from Poreč. Built on a landscaped plot of 496 m², this property perfectly combines authentic Istrian charm with modern comfort and technology. The villa was fully renovated in 2011 and has been carefully maintained ever since.

The property consists of two separate residential units and a detached wellness building. The ground floor features a spacious apartment with an open-plan living room with a fireplace, dining area and kitchen, two bedrooms, and a bathroom. In front of the apartment is a covered terrace ideal for relaxing in the summer months.

An external stone staircase leads to a two-level apartment comprising a covered entrance terrace, living room with fireplace, kitchen, bedroom/dressing room, and bathroom on the first floor, while the second floor offers two additional bedrooms, each with its own balcony, and another bathroom.



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The yard includes a wellness area with a jacuzzi, relaxation zone, and shower, as well as a heated swimming pool, sunbathing area, outdoor shower, and a rustic fireplace with a wooden dining set. The landscaped garden is planted with Mediterranean greenery and equipped with an automatic irrigation system.

The house features central heating (oil), solar panels (32 KW battery for electricity, hot water, and pool heating), and air conditioning units. Energy efficiency is excellent.

Additional amenities include video surveillance and alarm system, covered parking with four solar panels on the roof, and aluminum joinery with insect screens.

Thanks to its central location, high-quality renovation, and spacious layout, this property is perfect as a family home or a tourism investment offering great rental potential.

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.