



Code :	02807
Location :	Sveti Lovreč
Building size :	131.00 m2
Plot size :	457 m2
Numer of floors :	2
Number of bedrooms :	3
Number of rooms :	4
Number of bathrooms :	3
Number of toilets :	1
Parking :	Yes
Energy efficiency :	being prepared
Swimming pool :	Yes
Barbecue :	Yes
Sat/Tv :	Yes
Građevinska :	Yes
Vlasnički list :	Yes
Air conditioning :	Yes

Price : 480.000 €

In the surroundings of Poreč and Sveti Lovreč, approximately 14 km from the sea, a beautiful villa with a swimming pool and open views of nature is for sale. This attractive property in Istria is located on a 457 m² plot and offers a total of 178 m² of built area, or 131.66 m² of net living space. The villa is spread over two floors and features an open space living room, kitchen and dining area with access to a covered terrace, three bedrooms, three bathrooms, and a guest toilet.

The landscaped garden with a 8x4 m swimming pool, sunbathing area, and the possibility of an outdoor summer kitchen provides the perfect space for relaxation and enjoyment. The property is equipped with underfloor heating preparation, an inverter air conditioning system with WiFi control, PVC windows, and high-quality insulation, along with three parking spaces. Thanks to its peaceful location and proximity to the sea, this villa in the Poreč area is ideal for private living or as an investment for tourist rental in Istria.

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.