

## HABITO

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<b>Code :</b>	01203
<b>Location :</b>	Poreč
<b>Building size :</b>	297 m <sup>2</sup>
<b>Lot size :</b>	824 m <sup>2</sup>
<b>Distance from center :</b>	9000 m
<b>Distance from sea :</b>	20000 m
<b>Number of floors :</b>	1
<b>Number of rooms :</b>	5
<b>Number of bedrooms :</b>	4
<b>Number of bathrooms :</b>	6
<b>Year of construction :</b>	2016
<b>Energy efficiency :</b>	Not specified
<b>Sea View :</b>	Yes
<b>Parking lot :</b>	Yes
<b>Swimming pool :</b>	Yes

**Price :** 1.120.000 €

Villa Zoe is richly equipped and furnished with rustic furniture in the style of a castle, offer a very high level of comfort.

The ground floor is dedicated entirely to sumptuous living, with a wonderful long room divided by an archway into living and dining/cooking areas with French doors bringing the abundance of warm Istrian light inside. Exposed stonework, beamed ceilings and a beautiful open fireplace create a warm and pleasant atmosphere, while a mix of modern and vintage furnishings and exquisite fittings provide you with high quality comforts. The four stylishly designed bedrooms are distributed over the upper floor, while the ground floor opens directly to the welcoming private pool area, which presents a fantastic place to relax and unwind, including a lovely, covered, authentic barbeque with a dining table that makes a wonderful retreat from the sun or the perfect place to enjoy your outdoor meals.

Dear clients, A property viewing is possible upon signing a brokerage agreement, which serves as the basis for any further actions related to the purchase and sale process, as well as for the collection of the commission in accordance with the Real Estate Brokerage Act. In the event of a purchase and sale, the agency commission amounts to 3% + VAT and is charged upon the conclusion of the preliminary sale agreement / purchase agreement.

NOTE: We do not assume responsibility for possible errors in the property descriptions; however, we strive to make them as precise and accurate as possible.