

## HABITO

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|                               |                    |
|-------------------------------|--------------------|
| <b>Code :</b>                 | 01271              |
| <b>Location :</b>             | Poreč              |
| <b>Building size :</b>        | 261 m <sup>2</sup> |
| <b>Lot size :</b>             | 800 m <sup>2</sup> |
| <b>Distance from center :</b> | 1500 m             |
| <b>Distance from sea :</b>    | 5000 m             |
| <b>Number of floors :</b>     | 3                  |
| <b>Number of rooms :</b>      | 7                  |
| <b>Number of bedrooms :</b>   | 6                  |
| <b>Number of bathrooms :</b>  | 4                  |
| <b>Year of construction :</b> | 2020               |
| <b>Energy efficiency :</b>    | A+                 |
| <b>Sea View :</b>             | Yes                |
| <b>Parking lot :</b>          | Yes                |
| <b>Swimming pool :</b>        | Yes                |

Old price : 740.000 €

**New price :** 685.000 €

Villa with a swimming pool for sale in an exceptional location only 5 km from the sea and the city of Porec.

The villa consists of a ground floor and two floors with a total of 6 bedrooms, 4 bathrooms, a spacious kitchen, dining room and living room.

The house also offers large terraces / balconies with a view of the sea and olive groves, a sauna, a jacuzzi, a children's playground, a heated pool of 26.5 m<sup>2</sup> with a waterfall and massage pumps.

The villa has underfloor heating in all rooms via a heat pump.

Fehn coils (valve convectors) are installed in all rooms for cooling, and they can also provide additional heating.

There is also a functional Wanders fires & Stoves - Mata fireplace in the living room.