

HABITO

Istarska 1, 52463 Višnjan

mail: info@habitorealestate.com

web: www.habitorealestate.com

info: +385 95 559 2774 | + 385 95 554 3550



Code :	01271
Location :	Poreč
Building size :	261 m2
Lot size :	800 m2
Distance from center :	1500 m
Distance from sea :	5000 m
Number of floors :	3
Number of rooms :	7
Number of bedrooms :	6
Number of bathrooms :	4
Year of construction :	2020
Energy efficiency :	A+
Sea View :	Yes
Parking lot :	Yes
Swimming pool :	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 m2 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.

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.