

## HABITO

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<b>Code :</b>	01336
<b>Location :</b>	Poreč
<b>Building size :</b>	230 m <sup>2</sup>
<b>Lot size :</b>	880 m <sup>2</sup>
<b>Distance from center :</b>	200 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>	4
<b>Year of construction :</b>	2015
<b>Energy efficiency :</b>	Not specified
<b>Swimming pool :</b>	Yes
<b>Basement :</b>	Yes

Price : 595.000 €

This beautiful villa is located in central Istria. Surrounded by nature, it is an excellent option for those who dislike noise and traffic and want to be in peace and quiet in a natural setting. The villa has its own fenced garden of 880 m<sup>2</sup> where you can enjoy a 26 m<sup>2</sup> outdoor pool, an outdoor pavilion with a seating set, a barbecue and a covered terrace for dining near the kitchen. Private parking is available for three vehicles on the property.

The total living area of the villa is 230 square meters, with two fully air-conditioned floors. On the ground floor there is a fully equipped kitchen with access to a terrace with a dining table. The dining room and living room are connected and separated from the kitchen. On the ground floor there is a bedroom with its own bathroom and a separate shared toilet. On the first floor there are three bedrooms, each with its own bathroom and access to a balcony overlooking the greenery and the pool. There is also a small empty room that can be used as a storage room. A gym is located in the basement of the house.

The house was built in 2015 and is exceptionally well maintained.

It is located 200 m from the first restaurant, 1 km from all other amenities and 20 km from the sea and the first beach.

It is sold fully furnished and equipped.

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.