

## HABITO

Istarska 1, 52463 Višnjani

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<b>Code :</b>	01364
<b>Location :</b>	Poreč
<b>Building size :</b>	170 m <sup>2</sup>
<b>Lot size :</b>	750 m <sup>2</sup>
<b>Distance from center :</b>	2000 m
<b>Distance from sea :</b>	5000 m
<b>Number of floors :</b>	1
<b>Number of rooms :</b>	4
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	3
<b>Year of construction :</b>	2009
<b>Energy efficiency :</b>	Not specified
<b>Sea View :</b>	Yes
<b>Parking lot :</b>	Yes
<b>Swimming pool :</b>	Yes

**Price :** 675.000 €

For sale: Luxurious villa with pool and stunning garden in Istria, Porec area

Looking for the perfect home in an exceptionally beautiful location? This stunning villa with pool offers everything you need and more!

The villa extends over 170 m<sup>2</sup> and is spread over two floors: ground floor and first floor.

The ground floor offers an entrance hallway, a spacious living area, open space, dining room and kitchen, living room with fireplace and with exit to the covered terrace, garden and pool. The ground floor also offers two bedrooms and two bathrooms.

On the first floor there is another bedroom with its own bathroom and a balcony with sea views.

The interior of the villa is furnished with great attention to detail.

Cooling and heating are provided by inverter air conditioners with a total of 5 indoor units. Electric radiators are installed in the bathrooms, and there is also a cozy fireplace in the living room.

The villa is equipped with PVC two-layer glass walls and windows that ensure excellent insulation and plenty of natural light.

The villa is located on the edge of a building area, and behind it stretches a vast agricultural land, which offers you unique peace.

In addition to the beautiful villa, the offer also includes a large 48 m<sup>2</sup> swimming pool with a massage zone, an outdoor storage room, an outdoor fireplace, electric gate closure, an alarm system and a lawn irrigation system.

If you are looking for a luxurious and comfortable place to relax in a beautiful setting, this villa is the perfect choice for you!

Additional notes:

The villa is equipped with all the necessary appliances and furniture for a



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comfortable stay.

Numerous restaurants, shops and beaches are located near the villa.

We believe that this description will help you get a be...