



A stone villa for sale surrounded by greenery near Porec

390.000 €

1.950 €/m²

In a beautiful and peaceful location, on the edge of the resort, is a charming autochthonous stone villa with a swimming pool for sale. The villa is located near Porec and extends over a land of 1014 m² surrounded by centuries-old oak woods. The house, with a total area of 200 m², was built in an autochthonous Mediterranean style so as not to undermine the concept of Istrian architecture. The architects took care of details like the roof with a mild drop, up to the windows framed by stone frames.

The ground floor of this beautiful property consists of a kitchen, a dining room, a living room with a fireplace with a covered terrace and a swimming pool. On the ground floor is also a bedroom with a terrace on the north side.

On the first floor are three bedrooms, two of which have their own bathroom and exit to the covered terraces with a beautiful and relaxing view of the surrounding greenery.

The stone drywall which surrounds the garden guarantees privacy for future owners and genuine enjoyment. A nice vacation provides a pool with a spacious sunbathing area and an outdoor fireplace to enjoy specialties in the summer months.

The villa is categorized with 4 stars and as most of the period is rented for tourist purposes, the annual income is 25,000 euros gross.

The villa is 13 km away from Lim Bay, 15 km from Poreč, 7 km from Tinjan and all the services this small town offers to its inhabitants.

Distance from the highway is 5 km, Pula airport 50 km and airport of Venice 230 km.

Summary

Location	Poreč	Property ID	2004
Price	390.000 €	Type	house
Area	200 m ²	Land area	1.014 m ²
Bedrooms	4	Bathrooms	3
Parking spaces	3	Parking spaces (garage)	-

Floor	ground floor	Orientation	West
Ownership type	Ownership 1/1	Owner	Company
Price/m²	1.950 €	Tax	3%
Energy certificate	In progress	Subtype	detached, family house, villa

Distances

Center	3 km
Sea	15 km
Pula airport	50 km
School	3 km
Near a bigger city	15 km
Store	3 km
Transportation	1000 m

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