



## Beautiful traditional villa with large garden for sale near Poreč

615.000 €

1.658 €/m<sup>2</sup>

A beautiful villa is located in a secluded area, not far from Poreč, surrounded by a centuries-old oak forest on a surface of 4212 sqm, of which 2314 sqm is for building purposes. The house has a total surface area of 371 sqm and consists of ground floor and first floor.

On the ground floor is a spacious hand-made kitchen made of massive wood covered with marble, dining room, which leads out into the courtyard and up to the living room that is decorated by a fireplace and a wonderful old-fashioned piano. A vault constructed of old brick is separating living room from the dining room, while the old wooden beams fit perfectly into the entire ambience. There are also three bedrooms on the ground floor, each with access to the courtyard and a private bathroom.

On the first floor is a master bedroom with a private terrace and a bathroom with a shower and a hydromassage bath.

The yard has a beautiful Mediterranean garden with automatic irrigation, a fenced-in hedge, a beautiful covered terrace for summer dinners, as well as a spacious pool of 66 sqm with a sunbathing area, sun loungers and an outdoor shower. In addition to the house, there is also a boiler room and parking spaces for two cars.

This villa is built with high quality materials, according to the principles of a healthy home. The villa is energy efficient and as such meets the most demanding requirements. The underfloor heating, heating through radiators and the fireplace in the living room. Cooling is through the air conditioning that is carried out throughout the house.

The house is 20 km away from Poreč and its first beaches. School, shops and all the most necessary facilities are 6 km away from the property; Pula Airport is 50 km away, and Venice 232 km. The highway is 9 km away from the property.

### Summary

Location	Višnjan	Property ID	2052
Price	615.000 €	Type	house
Area	371 m <sup>2</sup>	Land area	4.212 m <sup>2</sup>

Bedrooms	5	Bathrooms	4
Parking spaces	4	Parking spaces (garage)	-
Floor	ground floor	Orientation	Southeast
Ownership type	Ownership 1/1	Owner	Private owner
Price/m <sup>2</sup>	1.658 €	Real estate transfer tax	3%
Energy certificate	B	Subtype	detached, family house, villa

## Distances

Center	400 m
Near a bigger city	20 km
Park	5.4 km
Pula airport	50 km
School	8 km
Store	5.4 km
Venezia airport	232 km
Sea	20 km

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