

Stone villa with pool and large garden near Porec

800.000 €
4.000 €/m²

Situated in a small Istrian village, fourteen kilometers from the sea, between the two historic towns of Savicent and Vodnjan. The idyllic Istrian village offers you relaxation in nature, peace, relaxation, and complete privacy.
The villa is located on a plot of 1600 sqm, which is completely enclosed by traditional drywall made of indigenous stone, which provides complete privacy within the property.
This charming newly built 220 sqm villa extends over two floors, ground floor, and first floor.
On the ground floor of the villa, there is a living area consisting of a kitchen, a dining room, and a living room equipped with an open fireplace.
The stairs lead to the first floor of the villa where there is a night section with four comfortable bedrooms with their bathrooms equipped with air conditioning.
All rooms of the villa are decorated in a neutral tone and the impression of rusticity gives it wooden beams and pieces of furniture made of natural wood.
The exterior walls of the villa are a combination of stone and a facade complemented by large glass surfaces.
In the spacious yard, there is a pool of 32 sqm with a sunbathing area, outdoor shower, and toilet.
In the garden of the villa, there are beautifully maintained lawns, flowers, and three parking spaces.
The town of Poreč is 15 km away, while services like a grocery store, a restaurant, and a bakery are 2 km away. Pula Airport 55 km, Venice Airport 222 km, and the nearest motorway entrance is 5 km away.

Summary

Location	Poreč	Property ID	2264
Price	800.000 €	Type	house
Area	200 m²	Land area	1.100 m²

Bedrooms	5	Bathrooms	4
Parking spaces	2	Parking spaces (garage)	-
Floor	ground floor	Orientation	-
Ownership type	-	Owner	-
Price/m²	4.000 €	Real estate transfer tax	3%
Energy certificate	-	Subtype	detached, family house, villa

Distances

Center	2 km
Near a bigger city	15 km
Pula airport	55 km
Store	2 km
Venezia airport	222 km
Restaurant	2 km
Sea	12 km

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