

## ISTRA, POREČ - Kamena kuća s bazenom i prelijepim vinogradom, Poreč, House



### Seller Info

Name: Agencija Dux nekretnine  
 E-mail: info@dux-nekretnine.hr  
 First Name: Agencija  
 Last Name: Dux nekretnine  
 Company Name: DUX NEKRETNINE d.o.o.  
 Service Type: Selling and renting  
 Country: Croatia  
 Region: Primorsko-goranska županija  
 City: Rijeka  
 ZIP code: 51000  
 Address: Tizianova 8  
 Mobile: 385 91 480 8808  
 Phone: 385 51 518 174  
 About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then

because we like to stay in touch  
even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

|                |                                                              |
|----------------|--------------------------------------------------------------|
| Title:         | ISTRA, POREČ - Kamena kuća s bazenom i prelijepim vinogradom |
| Property for:  | Sale                                                         |
| House type:    | detached                                                     |
| Property area: | 520 m <sup>2</sup>                                           |
| Lot Size:      | 21770 m <sup>2</sup>                                         |
| Bedrooms:      | 11                                                           |
| Bathrooms:     | 5                                                            |
| Price:         | 1,360,000.00 €                                               |
| Updated:       | Oct 18, 2024                                                 |

### Location

|                        |                   |
|------------------------|-------------------|
| Country:               | Croatia           |
| State/Region/Province: | Istarska županija |
| City:                  | Poreč             |
| City area:             | Poreč             |
| ZIP code:              | 52440             |



### Permits

|                  |     |
|------------------|-----|
| Building permit: | yes |
|------------------|-----|

### Heating

|                  |     |
|------------------|-----|
| Central heating: | yes |
|------------------|-----|

### Description

|              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Description: | <p>ISTRIA, POREČ - Stone house with swimming pool and beautiful vineyard Poreč is located on the west coast of the Istrian peninsula. Due to the Mediterranean climate, natural beauty and preserved cultural heritage, it is an ideal place to stay all year round. The city includes 53 surrounding settlements where there are modern villas with swimming pools and apartment complexes, while in the very center you can find a variety of apartments and flats for sale, from rustic stone properties to luxurious new buildings. In the tame hinterland of Poreč, dominated by vineyards and olive groves, we find this estate, which consists of a villa with a wine cellar and swimming pool, and a well-kept vineyard. Only 8 km from the center of Poreč, the 2.1 ha estate offers a handful of options. The luxuriously decorated entrance to the property, dominated by large cedars and cypresses, discreetly hides the villa from the view from the road. In the garden, which surrounds the pool and the terrace, mulberries, olives, lemons, figs and various</p> |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

aromatic plants thrive. The villa contains commercial premises, where wine was once processed and fermented, and four apartments, the largest of which is located in the attic. The originally old stone house was upgraded in 1992, and on that occasion a wine cellar and other rooms were built. The villa was legalized together with all the auxiliary buildings by the decision on the derived condition from 2015. Dear clients, the agency commission is charged in accordance with the General Business Conditions: [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 17147

## Additional contact info

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 Agency ref id: 17147  
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