

## Poreč-okolica, autohtono istarsko imanje 10 km od mora, Poreč, House



### Seller Info

Name: Art Living Real Estate  
First Name: Art Living  
Last Name: Real Estate  
Company Name: ART LIVING REAL ESTATE  
Service Type: Selling and renting  
Country: Croatia  
Region: Istarska županija  
City: Umag  
ZIP code: 52470  
Address: Pozioi 1g  
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About us: Art Living Real Estate is an

authorised licensed real estate agency, registered in the Register of Real Estate Agents at the Croatian Chamber of Commerce, which with its professional approach and a team of licensed agents represents its clients by providing top real estate services. Contact us with confidence and see for yourself our expertise and quality.

### Our services to buyers:

consulting on the situation on the real estate market and presentation of real estates in our office  
field tour of selected real estate  
real estate documentation check  
negotiating sales  
legal support (sales contract, pre-contracts, registration)  
transfer of utility obligations (electricity, water, etc.),  
Our services to sellers:

property overview  
real estate estimate  
photographic services  
consulting on the real estate's  
market value  
verification of real estate  
documentation (ownership  
certificate, construction and use  
permit)  
signing a real estate mediation  
contract  
advertising real estate on our  
website and other leading  
domestic and world websites  
additional attention is paid to  
the real estate for which we  
have an exclusive mediation  
contract in marketing  
advertising and investment

Reg No.:

72/2022

## Listing details

### Common

Title: Poreč-okolica, autohtono istarsko imanje 10 km od mora  
Property for: Sale  
House type: detached  
Property area: 360 m<sup>2</sup>  
Lot Size: 9150 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 7  
Bathrooms: 4  
Price: 1,500,000.00 €  
Updated: Jul 14, 2024

### Condition

Built: 1918  
Last renovation: 2020

### Location

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

## Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes

## Additional information

Energy efficiency:	In preparation
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## Parking

Garage:	yes
Number of parking spaces:	6

## Description

Description:

Poreč - surroundings, Spacious estate in autochthonous Istrian style, Attractive autochthonous property in Istrian style for sale, 10 km from the town of Poreč and the beaches, and only 7 km from Vrsar and 4 km from the Lim channel, in a beautiful and peaceful place surrounded by nature and picturesque landscapes. The stone villa was completely renovated in 2020 and extends over two floors. On the ground floor of the villa there is a spacious living room, kitchen, dining room, bathroom and storage room. An elegant staircase leads to the first floor, where there are three bedrooms, one of which is a master bedroom with its own bathroom, and the other two bedrooms share one bathroom. From the living room, there is direct access to the covered terrace of 35 m<sup>2</sup>, which offers a view of the swimming pool with a sunbathing area and nature. Next to the pool is a newly built covered summer kitchen of 28 m<sup>2</sup>. The swimming pool (heated) has an area of 32 m<sup>2</sup>, with a sunbathing area of 50 m<sup>2</sup> and a shower. The entire renovation was done to a high standard and the villa is equipped with quality furniture and equipment. In front of the villa is a spacious plot of 9,150 m<sup>2</sup> that surrounds the property. Behind the villa is an autochthonous Istrian stone house of 200 m<sup>2</sup>: A tavern and a garage are located on the ground floor of a stone house for renovation of an area of 80 m<sup>2</sup>. On the first floor there is an entrance hall, two large bedrooms, a kitchen with a dining room, a living room and a bathroom. The stone house needs to be completely adapted. The 950 m<sup>2</sup> yard is completely surrounded by a stone wall. There are two additional legalized buildings in the yard, one of which serves as a covered parking lot, and the other building has been converted into a smaller apartment. There is enough space in the yard to build an additional pool. Shop, school, kindergarten, restaurants, post office and pharmacy are just a few minutes away by car. The place is quiet and surrounded by holiday villas. This unique property is a perfect choice for vacation, residence or rental for tourist purposes.

**CHARACTERISTICS OF THE PROPERTY:** Stone autochthonous villa  
Additional stone house for renovation The pool is heated Garage Large garden  
9,150 m2 Proximity to the sea 10 km The commission of the agency for the buyer  
is 3% and is paid in the case of real estate purchase upon conclusion of the  
pre-contract or sales contract. Dear clients, it is possible to view the property only  
with a signed mediation agreement, which is the basis for further actions related to  
the sale and commission, all in accordance with the Act on mediation in real estate  
transactions. NOTE: We are not responsible for any errors, but we want to be as  
precise and accurate as possible ID CODE: 792

### Additional contact info

Reference Number: 613043  
Agency ref id: 792