

Poreč-okolica, Luksuzna kamena vila u istarskom stilu s bazenom, 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
Mobile: +385 91 784 80 83
Phone: +385 91 784 80 83
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, Luksuzna kamena vila u istarskom stilu s bazenom
Property for: Sale
House type: detached
Property area: 256 m²
Lot Size: 1023 m²
Bedrooms: 4
Bathrooms: 4
Price: 1.00 €
Updated: Jul 14, 2024

Condition

Built: 2003

Location

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

Permits

Building permit: yes
Ownership certificate: yes



Additional information

Energy efficiency: In preparation

Parking

Number of parking spaces: 2

Description

Description:

Istria, Poreč area Villa AR1 A charming stone villa in Istrian style with a swimming pool for sale, located 16 km from the city of Poreč and from the sea in the idyllic landscape of the Istrian landscape in a complex of 10 villas. The villa extends over two floors, ground floor and first floor, with an area of 256 m². On the ground floor of the house, there is an entrance, a long open space with a fully equipped kitchen and a dining room for eight people, continuing to an L-shaped living room with an open fireplace. Along the living room there is a covered terrace with a wonderful view of the sunbathing area and the swimming pool. There are also two bedrooms, each on one side of the villa, which gives additional privacy to all residents of the villa. The first bedroom has a private bathroom with a bathtub and a brick shower and an exit to the back yard that leads to the sun deck. The second bedroom, which is accessed by stairs, also has a private bathroom with a bathtub and a brick shower. From the bedroom there is access to the sun deck. On the first floor, there is a master bedroom with a day rest room for the tenants' complete rest. The bedroom opens onto a balcony with a view of the sunbathing area, the entire village and the sea. There are two bathrooms next to the bedroom. In the landscaped and fenced yard, there is a beautiful swimming pool with a total area of 32 m² with a sunbathing area, which is accessed from the covered terrace. The villa is equipped with rustically designed furniture, and the bedrooms are equipped as a combination of single beds and double beds. The villa is surrounded by a landscaped garden decorated with Mediterranean plants, which offers privacy and peace on a plot of 1023 m² and two parking spaces. The villa was designed in the Istrian rustic style and represents a perfect combination of indigenous design and timeless classics. The specialty of this villa is the rustically designed furniture made of Croatian oak. This unique property is the perfect choice for vacation, residence or rental for tourist purposes, a combination of comfort and luxury in the idyll offered by the Istrian landscape. The house is sold fully furnished and decorated with a fenced plot. The stated prices of real estate values are exclusive of VAT. CHARACTERISTICS OF THE VILLA Swimming pool 32

m2 Indoor fireplace Covered terrace and barbecue Peaceful surrounding Fenced plot Central heating Two parking spaces 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. "ART LIVING REAL ESTATE" agency, as an authorized real estate broker, charges a brokerage fee in the amount of 3% + VAT at the time of signing the Pre-Contract or Purchase Agreement for the mediation service. NOTE: We are not responsible for any errors in the property descriptions, but we want to be as precise and accurate as possible ID CODE: 732

Additional contact info

Reference Number: 613076
Agency ref id: 732