

## Poreč-okolica, Rustikalna kamena Villa 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  
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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, Rustikalna kamena Villa u istarskom stilu s bazenom  
Property for: Sale  
House type: detached  
Property area: 262 m<sup>2</sup>  
Lot Size: 937 m<sup>2</sup>  
Bedrooms: 5  
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



## Heating

Central heating: yes

## Parking

Number of parking spaces: 3

## Description

Description:

Istria, Poreč area 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 262.80 m<sup>2</sup>. On the ground floor of the house there is an entrance, a living room, a kitchen, an open dining room, a bedroom with access to a covered terrace and a bathroom. From the open-plan living room and dining room, there is direct access to the covered terrace, sun deck, pool and landscaped yard. On the first floor, there are 3 bedrooms with their own bathrooms, a staircase and a bathroom. The rooms also have their own covered terrace with an open view of the pool and landscape. In the landscaped and fenced yard, there is a beautiful swimming pool with a total area of 32 m<sup>2</sup> 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 that offers privacy and peace on a plot of 937 m<sup>2</sup> and three private parking spaces. The villa was designed in the Istrian rustic style and represents a perfect combination of indigenous design and timeless classics. 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 m<sup>2</sup> Indoor fireplace Covered terrace and barbecue Peaceful surrounding Fenced plot Three 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: 731

### Additional contact info

Reference Number: 613077  
Agency ref id: 731