

## Vila s prekrasnim velikim vrtom i na rubu prirode, Poreč, okolica, Poreč, House



### Seller Info

Name: Agencija Europartner  
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Last Name: Europartner  
Company Name: Europartner d.o.o.  
Service Type: Selling  
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City: Poreč  
City area: Poreč  
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About us: Europartner is a licensed real estate agency based in Istria in the town of Poreč, an active member of the Croatian Chamber of Commerce.

Our mission is to fulfill the wishes of our clients, we listen to what you tell us and we are focused on realizing your wishes, which helps us with our many years of experience and acquired market knowledge.

Our Real Estate Portfolio is the result of our work and desire to be among the best, and our satisfied clients are the crown of our profession.

Our business does not end with the signing of the contract, we are still available to our clients for all other jobs from the moment of purchase to carefree

move into the desired property.

We speak: Croatian, English,  
German, Italian

We are enrolled in:

Directory of real estate agents  
in the Republic of Croatia,  
pursuant to Article 12,  
paragraph 2 of the Law on Real  
Estate Brokering (Official  
Gazette 107/07)  
Register of Real Estate Brokers  
in the Republic of Croatia,  
pursuant to Article 2 of the Law  
on Real Estate Brokering  
(Official Gazette 107/07)

EUROPARTNER d.o.o  
Istarskog Razvoda 1, 52440  
Poreč  
OIB: 68770135089  
MBS: 130003427  
Share capital: 20.000,00 HRK  
The competent court:  
Commerical court Pazin

## Listing details

### Common

Title:	Vila s prekrasnim velikim vrtom i na rubu prirode, Poreč, okolica
Property for:	Sale
House type:	detached
Property area:	314.0 m <sup>2</sup>
Lot Size:	4212.0 m <sup>2</sup>
Bedrooms:	6
Bathrooms:	4
Price:	860,000.0 €
Updated:	Jun 04, 2024

### Condition

Condition:	Kept
Built:	2008

## 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

Infrastructure: Air conditioner, Black pit



## Parking

Number of parking spaces: 3

## Description

Description: At this typical Istrian village, on the other hand, there is this beautiful village where only my clothes, clothes and privacy are hidden. The villa is located in the western part of Istria, just a few minutes walk from the nearest restaurants, agrotourisms, farms, mountain huts and our free alpine huts are the most modern and most beautiful in the world. Distance from the sea, private beach and Poreč town is 15 km away. This impressive villa is located in a quiet area on a plot of 4212 m2. The villa is located in a residential area and has a total of 57 m2 of which can be rented as an additional guest. The villa has a gross area of 314.09 m2. With many positive and excellent features, both the villa and the garden are beautifully landscaped, furnished with every comfort and privacy, as well as being directly accessible from any direction, on a private terrace or enter the room where you see a fantastic view. In fact, three strange things happen in the classroom, two of them just walking around in a crowded bathroom, and one in his own bathroom. If you get bored during the day, cows and swans will wake you up. The prize winner is a technical soup and a guest toilet. The upper cat stands on the previous steppe, which is covered with a thick layer of rubble. The master bedroom is located on the upper floor, from the bathroom there is a large shower cubicle and a jacuzzi, a beautiful open terrace with a view of the yard, a shower and a toilet which is located just outside. The house is surrounded by a green field where there is plenty of privacy. The large building of 70 m2 is ideally located in a bright yard, just like in the other buildings in the direct vicinity. When the door is opened, a

new, clearly visible sign of innocence is revealed, with a veil and a thick layer of dirt for insulation, when the doors open, a ping pong table, a rain jacket, a shovel and a shovel full of snot, the result is stunning with the preceding botany. The position of the house gives rise to a large number of ancient ruins, which at the same time create a halo and a cradle in the house with these stones. Each apartment has its own bathroom, a shower, a toilet and a separate toilet. It is difficult to understand how the divine will work. The heat can be adjusted to suit your needs, the daytime heat is simply amazing, with added air conditioning and a fireplace. The heat is so great that it is radiated centrally from the additional climate. The villa is as good and as spacious as the rest of the house, completely renovated and surrounded by greenery. Every morning I freeze in the yard and my privacy is restored. Houses are full of bare necessities, and the biggest drawback is on its way to its destination, where you can find whitewashed buildings, a raised terrace for storage, a fence and a walkway. It is estimated that there are 434 streets with cycling lanes, only 400 meters of sports, cycling, professional teams and a large number of paths in the area.

### Additional contact info

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