

## Poreč, villa na velikom zemljištu, Poreč, House



### Seller Info

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### Listing details

#### Common

Title: Poreč, villa na velikom zemljištu  
Property for: Sale  
House type: detached  
Property area: 550 m<sup>2</sup>  
Lot Size: 22000 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 7  
Bathrooms: 2  
Price: 1,430,000.00 €  
Updated: Jul 31, 2024

#### 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: A

## Parking

Number of parking spaces: 7

## Description

Description: Surroundings of Poreč, a nice large property for sale, consisting of a house of 550 m<sup>2</sup> and a large garden of 22,000 m<sup>2</sup>. The homestead consists of a vineyard and 3,000 m<sup>2</sup> landscaped garden with a swimming pool, terrace, sunbathing area and greenery. The villa has an Istrian stone look, is on two floors, has its own wine cellar, which was renovated in 2005. There are two apartments on the ground floor, each with a kitchen with a living room, a bedroom with a bathroom and access to the pool and garden via a covered terrace. On the first floor is the main apartment, which consists of a living room with a fireplace, a modern kitchen, and a spacious dining room. Two bedrooms and one bathroom. The villa is fully air-conditioned, has a swimming pool of 32 m<sup>2</sup>, heating? , has more parking spaces and a nice Mediterranean garden. There is a possibility to expand and upgrade this property, the vineyard is owned by the estate but is currently leased. Due to the large property, quiet but accessible location, just 9 km from the beaches and the center, this villa can be converted into a hotel, apart-hotel, OPG or its own winery. Dear customers, in accordance with the Law on Brokerage in Real Estate, viewing the property is only possible with the signature of the Brokerage Agreement. According to the same, the buyer is obliged to pay the agency commission in case of purchase. ID CODE: 1287

## Additional contact info

Reference Number: 629972

Agency ref id: 1287