

## Okolica Poreča, vila za prodaju, Poreč, House



### Seller Info

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About us: SENDI REAL ESTATE d.o.o.  
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### Listing details

#### Common

Title: Okolica Poreča, vila za prodaju  
Property for: Sale  
House type: detached  
Property area: 360 m<sup>2</sup>  
Lot Size: 1200 m<sup>2</sup>  
Bedrooms: 7  
Bathrooms: 3  
Price: 760,000.00 €  
Updated: Jul 31, 2024

#### Location

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



## Additional information

Energy efficiency: In preparation

## Parking

Number of parking spaces: 7

## Description

Description: A spacious villa for sale near Poreč with a panoramic view of the sea. The villa is located in a beautiful quiet location only 3 km from the Green Lagoon Poreč, and 6 km from the center of Poreč. It consists of basement, ground floor and first floor with a total area of 360 m<sup>2</sup> and 1200 m<sup>2</sup> garden. In the basement with a separate entrance, there is a living room with a fireplace, a wine cellar, a bathroom and a garage. The wine cellar was designed and built in such a way that the temperature of the room is adapted to the storage of wine and consists of two rooms - an exhibition room and a pantry, both adapted to the storage of wine bottles. The high ground floor leads us to the living room and the kitchen with a dining room, from which there is access to a spacious terrace - a winter garden where you can enjoy the panoramic view of the sea in summer and winter. The ground floor contains two bedrooms, a bathroom with a toilet, a separate toilet for guests and a storage room. The spacious garden of this magnificent villa allows you to enjoy spending time with family and friends in the summer kitchen, where there is a brick barbecue with a dining table, a swimming pool and an outdoor shower. On the second floor there is another living room, three bedrooms and a bathroom with toilet. Two bedrooms have access to the terrace, which offers an even more beautiful view of the sea and Istrian natural beauty. The villa is heated with gas and has its own boiler room in the basement as well as a storage room for garden tools. It is equipped with a burglar and fire alarm, cameras that cover the garden area, a forged fence around the entire building and 3 parking spaces on the lot. This property is a rarity on the market for several reasons: a location that allows combining practicality and comfort - extremely peaceful and quiet and yet close to the sea, beaches and city amenities, a spacious garden and a living area that contains two residential units and another small one in the basement and a panoramic view of the sea. Worthy of attention is the fact that it contains a wine cellar divided into two rooms, which will give future owners additional value and the opportunity to enjoy the benefits of the Istrian climate. The comfort and elegance of this property make it magnificent and distinguish it from other offers on the market. In addition to its beauty, we also recommend it because of the beautifully decorated spacious garden where you can enjoy warm summer evenings with dinner or at the pool, or in winter, in the winter garden with a view of the sea and the beautiful Istrian landscape. 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: 1276

## Additional contact info

Reference Number: 629979  
Agency ref id: 1276  
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