

## Istra - Poreč, kamena vila pogled more, Poreč, House



### Seller Info

Name: Kaiser Immobilien  
First Name: Kaiser  
Last Name: Immobilien  
Company Name: Kaiser Immobilien d.o.o.  
Service Type: Selling and renting  
Website: <https://kaiser-immobilien.hr/>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Opatija  
ZIP code: 51410  
Address: Maršala Tita 97  
Mobile: 00385992140008  
Phone: 0038551823491  
About us: The professional team of

experts for exclusive real estate of the agency KAISER IMMOBILIEN becomes a partner for clients in a pleasant, undisturbed, discreet and intimate atmosphere. We strive to meet the highest standards and with great commitment we find the perfect property for you. With our expertise, dedication, our instinct and knowledge of the regional market, you can build your dream property in the locations of Kvarner, Istria, Dalmatia and the whole of Croatia. We advise you from the first appointment to the conclusion of the contract and beyond. Each client is approached individually with maximum trust.

The founders of the agency are Silvija Panuccio and Dean Luić.

Leave it to our team of experts who know every challenge on

the way to the best real estate.

Our focus is quality, safety and finding the perfect property for the money invested.

Reg No.: 133/2024

## Listing details

### Common

|                   |  |
|-------------------|--|
| Title:            | Istra - Poreč, kamena vila pogled more |
| Property for:     | Sale                                   |
| House type:       | in sequence                            |
| Property area:    | 200 m <sup>2</sup>                     |
| Lot Size:         | 190 m <sup>2</sup>                     |
| Number of Floors: | 1                                      |
| Bedrooms:         | 4                                      |
| Bathrooms:        | 2                                      |
| Price:            | 675,000.00 €                           |
| Updated:          | Nov 03, 2024                           |

### Condition

|                  |      |
|------------------|------|
| Built:           | 1968 |
| Last renovation: | 2018 |

### 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: 2

## Description

Description:

Kaiser Immobilien offers for sale a special villa, a real autochthonous, stone Istrian beauty. The villa is only 15 km from the city of Poreč, and is located in a small Istrian town, known for its historical architecture and wonderful location. In the vicinity of the villa there are all the necessary facilities such as a school, kindergarten, shop, restaurant, pharmacy, fitness studio and other necessary facilities. The specificity of this villa is that it was built before 1968 and was renovated in 2018. The villa was built entirely of stone, and since it is older than 1968, it is known that this type of construction was of high quality and provided excellent thermal insulation to the houses due to the thickness of the walls. Namely, these are old, solid stone walls that kept the heat in the houses in the winter, while they kept the houses cool and fresh in the summer. In this way, considerable savings are made on heating or cooling. The owners of this villa have taken care to preserve the true historical touch of antiquity in its autochthonousness, which is the original stone "Šterna" or so-called. water tank, which was historically used to preserve and store water for household needs. The wheelbarrow was specific to the Istrian region and not all households had it, because not everyone could afford to build a wheelbarrow in the olden times. The villa consists of ground and first floors. On the ground floor of the villa there is a large spacious living room, a spacious kitchen and a dining room. There are two options for heating the villa, it can be heated via an air conditioner or via a wood stove. In the living room there is a stove, as it used to be, and you can light a fire and enjoy the crackling sounds of the fire in the long winter evenings. On the floor of the villa there are two bedrooms, one larger room and one slightly smaller one, and two bathrooms that belong to the villas. The lower and upper floors are connected by real stone stairs, preserved as the autochthonous nature of the villa, as well as the stone walls of the villa. The villa is a combination of modern and indigenous. Outside the villa there is an outdoor kitchen, barbecue and stone sink, original from Istrian stone, as well as a table and chairs for outdoor dining. Next to it there is another small utility house that has one free space (it can be used for storing things), while in another space there are washing machines and other things. In front of the villa there is a swimming pool, next to which there is an outdoor shower and an area for lying down and relaxing. The villa has two entrances and exits from the yard and is completely surrounded by an Istrian stone wall, which gives you complete privacy. The very concept of the yard is laid out in such a way that minimal work and effort is required for mowing or maintaining the plants, the owners thought about this as well and paved the yard area for the most part, thus making the maintenance of the exterior of the villa much easier. This beautiful villa offers you an exceptional view of the sea and other settlements around it. A wonderful view can also be experienced in the evening hours when the fishermen of the city of Poreč go out to sea, and the illumination of the entire sea horizon, which is extremely visible from the terrace of this villa. The houses

located near the villa are not inhabited every day, and do not cause any disturbance or discomfort to the owners of this villa. If you want this beautiful, original and safe stone villa to become your new home, contact the Kaiser Immobilien Poreč agency. ID CODE: 113-107

### Additional contact info

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