

## Posebno imanje s puno privatnosti u blizini Poreča, Poreč, House



### Seller Info

Name: Unikat Immobilien  
First Name: Unikat  
Last Name: Immobilien  
Company Name: UNIKAT IMMOBILIEN  
Service Type: Selling and renting  
Website: <https://unikat-immobilien.com/>  
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Region: Istarska županija  
City: Poreč  
ZIP code: 52440  
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About us: Our real estate agency with many years of experience is mainly active on the west coast of Istria. In addition to a classic real estate offer (houses, villas, flats, apartments, land), you can also find a large range of turnkey construction projects with us.

We mediate in the purchase and sale of real estate, mediation of turnkey construction projects and support for these projects, obtaining the categorization for the rental of your property, transfer of the meters after a property purchase to the new owner.

Through our business partners we can offer: Creation of purchase contracts, preliminary contracts, translation of these contracts into your national language, tax advice and accounting.

Thanks to our extraordinary language skills (native German, Croatian and fluent English, spoken and written), we can provide you with comprehensible and detailed advice so you could benefit from our experience in the Istrian real estate market and in construction.

## Listing details

### Common

Title:	Posebno imanje s puno privatnosti u blizini Poreča
Property for:	Sale
House type:	detached
Property area:	550 m <sup>2</sup>
Lot Size:	22000 m <sup>2</sup>
Bedrooms:	7
Bathrooms:	5
Price:	1,195,000.00 €
Updated:	Nov 04, 2024

### Condition

Built:	2015
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### Location

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

### Additional information

Energy efficiency:	In preparation
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### Heating

Central heating:	yes
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### Description

Description:	Luxury stone villa with its own vineyard. The villa is located about 7 km from the sea and the city of Poreč. It consists of 3 floors: ground floor, first and second floor; total living area is 550 m <sup>2</sup> . On the ground floor there is a functional wine
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cellar, which can be converted into another living space if necessary. On the first and second floor is the residential part, which is divided into several independent residential units and can be used separately or as a single unit. The balcony offers a beautiful view of the garden with the pool and the surrounding nature. The main apartment is located on the second floor and consists of a living room and a dining room with a kitchen, two bedrooms and a bathroom. The living room has a fireplace. The villa is equipped with oil central heating and has air conditioning in the main apartment. Outside there is a well-kept garden with Mediterranean plants, a 32 m<sup>2</sup>-large swimming pool and a sun deck. Several private parking spaces are also available. The villa is surrounded by a stone wall and offers a lot of privacy. The villa has been regularly and carefully maintained and is in very good condition. The owner can expand the facility if desired. The entire property is almost 2.2 hectares in size. The villa is sold furnished and can be used for rent or personal use. ID CODE: 316

### Additional contact info

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Agency ref id: 316  
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