

ISTRA, POREČ - Tradicionalna kamena vila s bazenom, Poreč, House



Seller Info

Name: Agencija Dux nekretnine
E-mail: info@dux-nekretnine.hr
First Name: Agencija
Last Name: Dux nekretnine
Company Name: DUX NEKRETNINE d.o.o.
Service Type: Selling and renting
Country: Croatia
Region: Primorsko-goranska županija
City: Rijeka
ZIP code: 51000
Address: Tizianova 8
Mobile: 385 91 480 8808
Phone: 385 51 518 174
About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then because we like to stay in touch

even after the contract is signed
- because our mission is more
than just a job.

Listing details

Common

Title:	ISTRA, POREČ - Tradicionalna kamena vila s bazenom
Property for:	Sale
House type:	detached
Property area:	180 m ²
Lot Size:	733 m ²
Bedrooms:	5
Bathrooms:	3
Price:	645,000.00 €
Updated:	Nov 13, 2024

Condition

Last renovation:	2022
------------------	------

Location

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

Permits

Ownership certificate:	yes
------------------------	-----



Parking

Number of parking spaces:	2
---------------------------	---

Description

Description:	ISTRIA, POREČ - Traditional stone villa with swimming pool Bathed in a pleasant Mediterranean climate, located in the heart of the western coast of Istria, the ancient town of Poreč and its coastline of preserved natural beauty, landscaped parks, pine and oak groves that reach the sea itself, along which alternating with clear sea, beaches, bays and islands, it covers an area of 139 km ² and consists of
--------------	---

58 settlements. With the identity of an urban coastal city, Poreč is a city of culture, sports, entertainment, tourism and genuine hospitality. Poreč is also a city that is much more than a summer destination of sun and sea. Poreč is a city tailored to man. Only 5 kilometers from Poreč and its magical beaches, there is this magical, traditional villa. You can experience all the comfort of this romantic villa in its 180 m² of living space, which is distributed over the ground floor and first floor. The ground floor of the villa consists of a spacious entrance hall, a comfortable living room with a unique fireplace for cold winter days. Downstairs there is a dining room and a fully equipped kitchen where you can prepare your most delicious delicacies with ease and joy. In the "open space" concept, the kitchen, living room and dining room are combined into a single space, which provides airiness, functionality and a better connection between the spaces. This concept enables easier communication between different parts of the home, which is ideal for families and gatherings. Downstairs there are also two bathrooms and a spacious bedroom with two separate beds and access to its own balcony. We climb the internal stairs to the upper floor, which contains an additional living room, kitchen, bathroom and two comfortable bedrooms with double beds. One room has access to a balcony with a view all the way to the sea. The living area also has its own balcony to enjoy drinking your morning coffee. Considering the arrangement of the rooms, with minor construction works there is a possibility of obtaining two residential units. The whole story of this designer villa is rounded off by a landscaped and completely fenced garden area of 733 m² where there is a 24 m² swimming pool with a sun deck. Downstairs there is also a beautiful fireplace and an area for outdoor dining. Parking for 2 cars is provided. For heating purposes, electric underfloor heating is used, air conditioners are used in every room, and there is also the possibility of heating with solid fuels via a fireplace. The villa has wooden oak joinery. The pool is equipped with a modern pump and a new cover. A septic tank was built for the disposal of waste water, but the future owner has the option of connecting to the sewage system. The villa is categorized, it is rented out for years and it brings the owners a nice profit. This villa represents a combination of elegance and luxury, every detail has been arranged with special attention, therefore this magical villa is ideal for investment in tourism or for family life. Dear clients, the agency commission is charged in accordance with the General Business Conditions: www.dux-nekretnine.hr/opci-uvjeti-poslovanja ID CODE: 35090

Additional contact info

Reference Number: 681970
Agency ref id: 35090
Contact phone: +385 95 825 4533