



ID :	KOP-747
Location :	Poreč
Building size :	219 m2
Lot size :	1032 m2
Garden size :	900 m2
Distance from center :	7 km
Distance from sea :	7 km
Number of floors :	2
Number of rooms :	4
Number of bedrooms :	3
Number of bathrooms :	3
:	1
Year of construction :	2025
Energy efficiency :	Not specified
Parking lot :	Yes
Air conditioning :	Yes

Price : 699.000 €

For sale, Villa, Poreč, new build, 219 m², pool 32 m², plot 1032 m²

In the surroundings of Poreč, only 7 km from the town and the sea, in a quiet location at the edge of the village, there is this spacious house with a total area of 219.58 m², plus additional uncovered terraces and a pool area of about 70 m².

Ground floor: 105.12 m² (hallway, staircase, toilet, kitchen with pantry, dining room, living room, storage with machine room with entrance from the yard, summer kitchen with fireplace) + terrace 21.68 m². All rooms on the south side of the ground floor have access to the terrace along the house and the pool area of about 70 m².

First floor: 66.73 m² (hallway, staircase, three bedrooms, each with its own bathroom, one with a large terrace) + terrace 26.05 m². Total 171.85 m² + terraces 47.73 m² and pool area about 70 m². Underfloor heating and fan-coil heating and cooling system in the house and in the summer kitchen.

The house is oriented to the south, with large bright openings. On the 1052 m² plot there is a pergola-covered parking space for two vehicles and a swimming pool of 32 m².

The plot is fenced, with a double stone wall at the entrance and fence...