



House Five-bedroom (6+kk)

432 m², Poreč, Istrie

€ 1 100 000 | CZK 27 599 000





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Usable area	432 m²
Plot	13 200 m²
Floor area	320 m²
Terrace	112 m²
Parking	Secure parking lot that fits up to 18 cars
Cellar	-
PENB	G
Reference number	39685

This renovated stone villa with a beautiful garden and a pool is located in the northwestern part of Istria near the lovely town of Poreč. Surrounded by 13,200 sq. m. of land, the estate provides perfect privacy.

The ground floor consists of a living room with a massive **fireplace** and a **large, covered terrace** with views of the outside **pool**, a fully fitted kitchen, dining room, master bedroom with its own bathroom, and two closets. On the first and second floors, you will find five bedrooms, one of which has a private bathroom and a **balcony** with stunning views.

The house was faithfully renovated in the Istrian style, using only the most high quality natural materials, such as **stone** and **wood**. The villa comes with a separate house with a **tavern** with a large fireplace, kitchen, and room that can be used as a fitness/wellness area or as an apartment. The property also has an underground **wine cellar**. An automatic irrigation system keeps the lawn fresh and green, and the property is completed by a private **olive grove** with 70 trees. There is also a **secure parking lot** that fits up to 18 cars.

The Poreč seaside resort with its thousand-year history is surrounded on one side by the turquoise colored sea and a vast pine forest on the other. The local riviera is an ideal spot for **water sports**. The drive from the Czech Republic is very comfortable as it's roughly 800 km and almost entirely on the highway. The closest international airport is 100 km away and there is a smaller one in nearby Pula.

Interior: 320 sq. m., terrace: 112 sq. m., land: 13,200 sq. m.

