SELETON REAL ESTATE
Obala maršala Tita 1, 52440 Poreč
e-mail: info@seleton.hr
web: seleton.hr
info: +385 91 204 7690









Object ID :	0134
Location :	Poreč
Building size :	437 m2
Lot size :	6271 m2
Distance from center :	15000 m
Distance from sea :	15000 m
Number of floors :	1
Number of bedrooms :	6
Number of rooms :	7
Number of bathrooms :	6
Number of toilets :	2
Parking :	Yes
Storage room :	Yes
Swimming pool :	Yes
Year of construction :	2020
Energie class :	A
Condition :	New construction

Price : 1.199.990 €

In a quiet village near Poreč, a modern villa with a swimming pool is for sale. The villa consists of a spacious living room, kitchen, dining room, hallway, two bedrooms with bathrooms, a large terrace, storage room, boiler room/laundry room, pool storage room and two guest toilets on the ground floor, and a hallway, four bedrooms with bathrooms and a large terrace on the first floor. The house has an area of

437 m², was built in 2020 on a plot of land with a total area of

6,271 m² (construction area is 2,008 m², agricultural area is 4,263 m²), is sold fully furnished, has underfloor heating, air conditioning in all rooms, alarm, video surveillance, a 36 m² swimming pool, 6 parking spaces and a bocce court. The house is located on the edge of a small village approximately 15 km from Poreč and the sea.Energy class "A".

NOTICE:Dear clients,the property can be viewed exclusively with a signed Brokerage Agreement, which is the basis for further actions related to the purchase and the payment of the commission, all in accordance with the Act on Real Estate Brokerage.In case you decide to purchase the property, the agency commission is 3% + VAT, payable at the time of signing the Preliminary Agreement or the Sale and Purchase Agreement.We are not responsible for possible errors in property descriptions, though we strive to be as precise and accurate as

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possible.Photos, videos, computer visualizations (renderings) and floor plans are illustrative in nature and may not fully correspond to the actual or final condition of the property.Buyers are advised to inspect the property in person before making a final decision.