

**TUCANO TOURS d.o.o.**

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<b>Code :</b>	632784
<b>Location :</b>	Vrsar
<b>Building size :</b>	180 m2
<b>Lot size :</b>	914 m2
<b>Distance from center :</b>	0 m
<b>Distance from sea :</b>	0 m
<b>Distance from airport :</b>	0 m
<b>Number of floors :</b>	0
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	3
<b>Seaview :</b>	Yes
<b>Parking :</b>	Yes
<b>Central heating :</b>	Yes
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	n/a

**Price :** 1.400.000 €

In a small Istrian town, located 15 km from the center of Poreč and 10 km from the nearest Vrsar sea and its beaches, on a hill with a partial view of the sea, a villa of 180 m2 of internal living space is under construction on a total of 914 m2 of land.

The plot has a nice, regular shape and as such allows maximum utilization for additional facilities in the garden.

The house consists of two floors - the ground floor, where there are living spaces in an open concept, sanitary facilities, wardrobes and technical rooms for the central heating system and laundry with all the necessary connections, as well as rooms for storing personal belongings, bicycles and mobile equipment for the garden and swimming pool. The special part of the ground floor enchants with an essential wellness area with sauna and shower.

There are 3 bedrooms with separate bathrooms on the first floor.

On a comfortable, fenced garden rich in centuries-old olive trees, indigenous flowers and a lawn with irrigation, there is a swimming pool with a heating system of 40 m2 with a sun deck and a fireplace with a covered dining area where the su...