

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

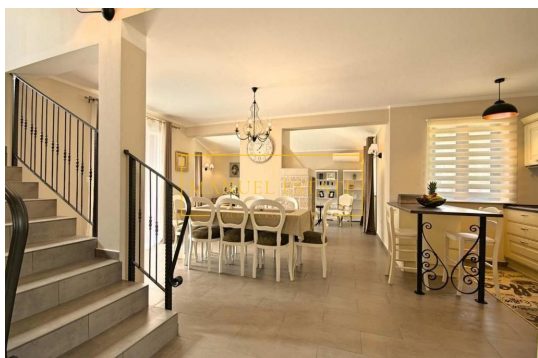
## MANUEL ESTATE

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<b>Code :</b>	11080
<b>Location :</b>	Poreč
<b>Building size :</b>	165 m2
<b>Lot size :</b>	820 m2
<b>Distance from center :</b>	6000 m
<b>Distance from sea :</b>	6000 m
<b>Distance from airport :</b>	60 km
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	4
<b>Number of bathrooms :</b>	3
<b>Parking :</b>	Yes
<b>Storage :</b>	Yes
<b>Air conditioner :</b>	Yes
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	2016

**Price :** 800.000 €

Modern villa with a rustic design, total living area of 165 m2 with a meticulously landscaped garden of 820 m2. It is located in a quiet location, on the edge of a small village near Poreč. It is spread over two floors, ground floor and first floor; the ground floor consists of two bedrooms, each with its own bathroom, guest toilet, kitchen and dining room, and a living room with a fireplace and access to a covered terrace with a barbecue area. On the first floor of the house there are two more bedrooms, one of which has access to its own terrace with a beautiful view of nature, and a bathroom. The center of the garden is made up of a 24 m2 swimming pool, a sunbathing area, a shower, a jacuzzi and a grill area. There is also a children's playground for the little ones. There are three parking spaces in the fenced yard. All rooms are air-conditioned. There is a fireplace in the living room. The villa is located in a good location, in a quiet area, 6 km from the sea and the city center. It was built in 2016. The price of this beautiful villa is 800,000 euros. For all other information, feel free to contact us.

Note: If the buyer, after viewing (physical access/personal visit) the property in question with the agency "Manuel Estate d.o.o." made the final decision to buy it and conclude the sale with the owner of the property, he is obliged to pay the agency commission in the amount of 3% + VAT of the total purchase price.