

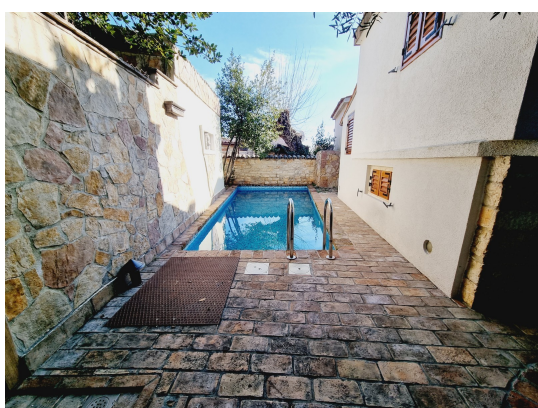
## UNIVERSUM

Porporela 2, 52466 Novigrad

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<b>Object ID :</b>	2720
<b>Location :</b>	Tar-Vabriga
<b>Building size :</b>	100 m2
<b>Lot size :</b>	120 m2
<b>Distance from center :</b>	1 m
<b>Distance from sea :</b>	1 m
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	1
<b>Number of rooms :</b>	4
<b>Number of bathrooms :</b>	1
<b>Number of toilets :</b>	1
<b>Sea View :</b>	Yes
<b>Parking :</b>	Yes
<b>Furnished :</b>	Yes
<b>Mosquito nets :</b>	Yes
<b>Arranged environment :</b>	Yes
<b>Barbecue :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Central :</b>	Yes
<b>Fireplace :</b>	Yes
<b>Condition :</b>	Renovated
<b>Buildability :</b>	2019
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	2005

A charming traditional stone house is for sale in the picturesque surroundings of Tara (Vabriga), just a 1.5 km walk from the sea. The house covers an area of

100 m2, extending over the ground floor and two additional floors, with an impressively landscaped garden with a swimming pool. Its appeal is further enhanced by the abundance of decorative elements that give it an attractive charm.

On the ground floor there is a bathroom, a kitchen and a comfortable living room with a dining area. On this level there is also a wooden fireplace, perfect for protection from the cold. Internal stairs lead to the first floor which includes a bathroom and a spacious bedroom. Climbing to the second floor, you will find a spacious living room, or relaxation room, which leads to two terraces. While one terrace overlooks the garden and swimming pool, the other offers an unobstructed view of the sea.

The beautifully maintained garden is a haven for a variety of Mediterranean plants, including lemon, olive and grapevine trees. The garden also features an attractive fireplace and a swimming



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pool, enclosed by high walls for complete privacy. For added comfort, there is a storage room in the garden that can easily be converted into a cozy wine cellar for social gatherings.

The house is equipped with air conditioning for heating and cooling, and has oil central heating as well as a wood-burning fireplace. A parking space is also provided next to the house.

Just 1 km from the heart of Tara and all the necessary things for a comfortable life, this stone house enjoys a convenient location, only 5 km from Novigrad and 7 km from Poreč. Given its favorable location, this property could serve as a personal vacation home or be used for tourist purposes.