

EURO PARTNER

Istarskog razvoda 1, 52440 Poreč

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info: +385 98 923 6402



Code :	00118
Location :	Višnjan
Building area :	150 m2
Land area :	550 m2
Number of bedrooms :	3
Number of bathrooms :	3
Distance from the center :	12 km
Distance from the sea :	7 km

Price : 395.000 €

BUILDING

Number of rooms :	4
Number of floors :	1
Energy class :	in preparation

AMENITIES

Balcony :	Yes
Number of parking spaces :	3
Pool :	Yes

HEATING & COOLING

Air conditioning :	Yes
Fireplace :	Yes

INFRASTRUCTURE

Electricity :	Yes
Water :	Yes
Sewerage :	Yes

DOCUMENTATION

Ownership certificate :	Yes
Building permit :	Yes
Occupancy permit :	Yes

Do you like Višnjan? Are you looking for a Mediterranean-style house? We offer just such a house in our offer for sale.

Welcome to this warm family home, where the interior feels that fine note of Mediterranean style. The living area of

150m2 extends over two floors: ground floor and first floor.

Positioned on a plot of 550m2, this charming property offers the opportunity to collect a handful of memories in gatherings with family and friends.

The first step into the ground floor from the hallway takes you into the living room with a fireplace, in whose extension is the kitchen and dining room with access to the outdoor covered terrace, swimming pool and sundeck. On the other side of the hallway is one bedroom and a

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bathroom.

Internal stairs lead to the first floor where there are two more bedrooms and one bathroom.

For outdoor living, the property includes a 24 m2 swimming pool for cooling off on hot summer days, and an outdoor barbecue is available for pleasant gatherings with friends. Behind the house there is an additional wooden house that serves as a storage room. The garden is decorated with beautiful Mediterranean plants, and a wonderful green fence that provides privacy and peace.

Inside the fenced yard there are 3 parking spaces.

Dear Buyers, property viewings are possible upon prior signing of a viewing record, which serves as the basis for any further steps related to the purchase process and for the calculation of the agency fee in accordance with applicable law. As an authorised real estate broker, EURO PARTNER d.o.o. charges the buyer a brokerage fee of 3% + VAT of the agreed purchase price upon conclusion of the preliminary agreement or sale contract.