

**EURO PARTNER**

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

**Price : 395.000 €**

**BUILDING**

<b>Number of rooms :</b>	4
<b>Number of floors :</b>	1
<b>Energy class :</b>	in preparation

**AMENITIES**

<b>Balcony :</b>	Yes
<b>Number of parking spaces :</b>	3
<b>Pool :</b>	Yes

**HEATING & COOLING**

<b>Air conditioning :</b>	Yes
<b>Fireplace :</b>	Yes

**INFRASTRUCTURE**

<b>Electricity :</b>	Yes
<b>Water :</b>	Yes
<b>Sewerage :</b>	Yes

**DOCUMENTATION**

<b>Ownership certificate :</b>	Yes
<b>Building permit :</b>	Yes
<b>Occupancy permit :</b>	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.