

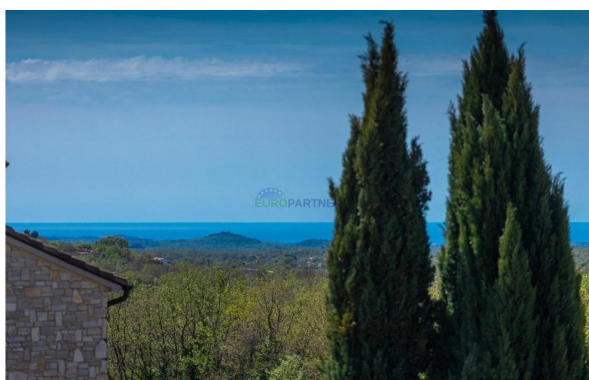
EURO PARTNER

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Code :	00299
Location :	Poreč
Building area :	165 m2
Land area :	865 m2
Number of bedrooms :	4
Number of bathrooms :	4
Distance from the center :	10 km
Distance from the sea :	10 km

Price : 525.000 €

BUILDING

Number of rooms :	5
Number of floors :	1
Energy class :	in preparation
Year of construction :	2008
Year of renovation :	2022

AMENITIES

Sea view :	Yes
Terrace :	Yes
Balcony :	Yes
Number of parking spaces :	2
Pool :	Yes

HEATING & COOLING

Air conditioning :	Yes
Underfloor heating :	Yes
Fireplace :	Yes

INFRASTRUCTURE

Electricity :	Yes
Water :	Yes
Septic tank :	Yes

DOCUMENTATION

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

We are offering for sale a stunning stone villa situated on a picturesque hillside near Višnjan. The villa is located in a peaceful settlement just 3 km from the center of Višnjan, where you can find shops, a post office, a bank, and several renowned Istrian restaurants and agritourism estates. A major advantage is the excellent road connectivity thanks to the nearby Istrian Y motorway, providing quick access to Poreč, Pula, Rijeka, and the rest of Istria. The proximity to the motorway also ensures fast and convenient access to neighbouring EU countries, especially Slovenia and Italy—perfect for both tourism rental and residents who frequently travel abroad.

From the upper floor, the villa offers a beautiful sea view!

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The villa features 165 m² of living space spread over the ground floor and first floor, situated on an 865 m² landscaped plot.

The ground floor includes a kitchen, dining room and living room, hallway, two bedrooms—one with its own terrace—and a bathroom. The living room opens onto a paved terrace and sunbathing area by the pool. The 40 m² pool is equipped with a heat pump, providing comfort on warm summer days.

The first floor consists of a hallway, two bedrooms with private bathrooms, and a balcony with an open sea view.

Outside, there is a covered carport for two vehicles. The garden is beautifully maintained and decorated with Mediterranean plants. The entire property is enclosed by a stone wall and tall laurel hedges, ensuring complete privacy.

The villa is equipped with electric underfloor heating (installed in 2022), air conditioning throughout, and a traditional open fireplace in the living room for extra warmth and ambience during cooler days.