

EURO PARTNER

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Code :	00068
Location :	Višnjan
Building area :	295 m2
Land area :	2300 m2
Number of bedrooms :	6
Number of bathrooms :	6
Distance from the center :	6 km
Distance from the sea :	15 km

Price : 990.000 €

BUILDING

Number of rooms :	8
Number of floors :	1
Energy class :	in preparation
Year of renovation :	2010
Condition :	Renovated

AMENITIES

Terrace :	Yes
Number of parking spaces :	4
Pool :	Yes

HEATING & COOLING

Central heating (gas) :	Yes
Air conditioning :	Yes
Fireplace :	Yes

INFRASTRUCTURE

Electricity :	Yes
Water :	Yes
Septic tank :	Yes
Gas :	Yes

DOCUMENTATION

Ownership certificate :	Yes
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On the edge of a small village in Istria, in the middle of vineyards and flowering meadows, there is a completely renovated old Istrian house with another smaller guest house. We would say it stands proudly a bit wildly romantic in the beauty of these thick stone walls (partly from the Byzantine period), with a beautifully large, fully fenced garden, a swimming pool with semicircular Roman stairs (approx. 12 x 5 meters) and several terraces, and lots of charm.

There are many houses that often resemble each other. But there are also such unique, incomparable and with a lot of feeling and attention to detail restored to the farthest corners. This country house is one such property.

With the first step through the door and the gate of the estate, you enter a completely different world. The old stone house looks almost amazing with thick stone walls, an open fireplace, old door fittings, handmade

tiles and self-designed majolica paintings. Each of the bedrooms has a different color. There are small, fine details everywhere that the eye notices only with a closer inspection. If you want to see enough beautiful, finely coordinated and again colorful interiors then you must see this unique house. The owner of this beautiful stone house has managed to create a coherent living environment in which you have only one thing in mind - to stay and enjoy!

Rarely does the large garden surrounding both houses look like a lush green oasis from another world in the middle of which 400-year-old LADONIA grows proudly and provides both houses with the necessary shade during the summer heat. Under the imposing tree there is a rustic table made of natural stone for common moments in the garden. The water in the pool is ecological with a light base of sea salt. Underwater lighting ensures romantic evenings by the pool.

Large stone house of 156m² spreads over the ground floor, first floor and attic. The ground floor has a kitchen with dining area, spacious living room with fireplace, which gives this room a special charm. Stone stairs lead to the first floor of the house where there are three bedrooms and two bathrooms, and in the attic another bedroom and bathroom.

The second house of 123m² is on two floors, on the ground floor there is a living room with fireplace, large kitchen and dining room. Upstairs are two bedrooms and a bathroom.

Each house has gas central heating and attic air conditioning.

For all art lovers it is very important to note that next to the smaller house there is a beautiful studio cca.35m².

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.