

## EURO PARTNER

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<b>Code :</b>	00098
<b>Location :</b>	Višnjan
<b>Building area :</b>	133 m2
<b>Land area :</b>	5286 m2
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	3
<b>Number of toilets :</b>	1
<b>Distance from the center :</b>	3 km
<b>Distance from the sea :</b>	10 km

**Price : 450.000 €**

### BUILDING

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

### AMENITIES

<b>Terrace :</b>	Yes
<b>Number of parking spaces :</b>	7

### HEATING & COOLING

<b>Central heating (electricity) :</b>	Yes
<b>Air conditioning :</b>	Yes

### INFRASTRUCTURE

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

This nice one-story house is located in a quiet village near Višnjan. It is located on a large plot of 5286 m2. The living area of

the house is 133 m2 and consists of an entrance porch, hallway, toilet, kitchen, dining room, living room with exit to the terrace, three bedrooms, bathroom and boiler room. The house has an attic that can be arranged and additionally used as living or working space. There is a lawn with olive trees, flowers and autochthonous Mediterranean plants on the spacious and well-kept garden. The house has its own driveway and parking spaces for several vehicles. Surrounded by agricultural land, it provides its owners with absolute peace and privacy.

Other notes: The property can be viewed by signing a brokerage contract, the broker's commission is 3.75% including VAT of the purchase price and will be invoiced after the purchase contract has been concluded.