



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

Price : 450.000 €

BUILDING

Number of rooms :	4
Energy class :	in preparation

AMENITIES

Terrace :	Yes
Number of parking spaces :	7

HEATING & COOLING

Central heating (electricity) :	Yes
Air conditioning :	Yes

INFRASTRUCTURE

Electricity :	Yes
Water :	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.

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.