



<b>Code :</b>	02797
<b>Location :</b>	Višnjan
<b>Building size :</b>	100.00 m2
<b>Plot size :</b>	1000 m2
<b>Distance from center :</b>	2000 m
<b>Distance from see :</b>	13000 m
<b>Number of bedrooms :</b>	2
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	1
<b>Parking :</b>	Yes
<b>Energy efficiency :</b>	being prepared
<b>Year of construction :</b>	2024
<b>Air conditioning :</b>	Yes
<b>Građevinska :</b>	Yes
<b>Air conditioning :</b>	Yes

**Price :** 315.000 €

The house for sale is located in an exceptionally quiet and pleasant location near Višnjan, about 13 km from Poreč and the sea. Surrounded by nature and greenery, it offers a comfortable environment for peaceful living and relaxation.

The house is a ground-floor property with a total area of 100 m<sup>2</sup> and a functional layout. It consists of an entrance hall, a spacious living room, two bedrooms, a bathroom, and a beautiful terrace ideal for enjoying the outdoors.

Next to the house there is also an auxiliary building.

The property is situated on a spacious plot of approximately 1000 m<sup>2</sup>, providing plenty of space and privacy as well as the possibility to arrange the garden according to your wishes.

NOTE: We are not responsible for any errors in property descriptions, but we strive to be as precise and accurate as possible. The property can only be viewed with a signed Brokerage Agreement, which serves as the basis for further actions related to the purchase and the payment of the commission, all in accordance with the Real Estate Brokerage Act.