



Code :	02806
Location :	Poreč
Building size :	165.00 m2
Plot size :	865 m2
Garden size :	865 m2
Distance from center :	10000 m
Distance from see :	10000 m
Numer of floors :	2
Number of bedrooms :	4
Number of rooms :	5
Number of bathrooms :	3
Sea View :	Yes
Parking :	Yes
Energy efficiency :	being prepared
Year of construction :	2008
Year of last adaptation :	2022
Swimming pool :	Yes
Air conditioning :	Yes
Fireplace :	Yes
Underfloor heating :	Yes
Građevinska :	Yes
Uporabna :	Yes
Vlasnički list :	Yes
Fireplace :	Yes

Price : 549.000 €

We are selling a beautiful stone villa located on a picturesque hill in the immediate vicinity of Višnjan. The villa is located in a quiet village, only 3 km from the center of Višnjan, which allows quick and easy access to all amenities - shops, post office, bank, as well as numerous famous Istrian restaurants and agrotourism. An additional advantage is the excellent transport connections thanks to the proximity of the Istrian Y motorway, which allows quick arrivals from the direction of Poreč, Pula, Rijeka and the rest of Istria.

The first floor of the villa also offers a beautiful view of the sea!

The villa has 165 m2 of living space distributed over the ground floor and first floor, and is located on a landscaped plot of 865 m2.

On the ground floor there is a kitchen, dining room and living room, hallway, two bedrooms - one of which has its own terrace - and a bathroom. The living room leads out onto a paved terrace and a sunbathing area by the pool. The 40 m2 pool is equipped with a heat pump for heating and provides an ideal space for relaxation during warm days.

On the first floor there is a hallway, two spacious bedrooms with private bathrooms and a balcony with an open sea view.

There is a covered carport for two cars in the courtyard, and the entire



HABITARE REAL ESTATE

Mate Vlašića 20, 52440 Poreč

mail: info@habitare.hr

web: habitare.hr

Tel: +385 52 433 801 | Mob: +385 98 411 430

area is carefully landscaped and decorated with Mediterranean plants. The yard is completely enclosed by a stone wall and tall laurel-cherry bushes, which ensures complete privacy.

The villa is equipped with electric underfloor heating (installations from 2022), air conditioning in all rooms, while the living room has a classic open fireplace that provides additional warmth and a cozy atmosphere during colder days.

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.