HABITARE REAL ESTATE
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Code :	02842
Location :	Višnjan
Building size :	262.00 m2
Numer of floors :	2
Number of bedrooms :	4
Number of bathrooms :	4
Number of toilets :	1
Sea View :	Yes
Parking :	Yes
Energy efficiency :	being prepared
Year of construction :	2010
Swimming pool :	Yes
Jacuzzi :	Yes
Air conditioning :	Yes
Fireplace :	Yes
Underfloor heating :	Yes
Barbecue :	Yes
Građevinska :	Yes
Vlasnički list :	Yes
Rješenje o izvedenom stanju :	Yes
Fireplace :	Yes
Air conditioning :	Yes
Central heating :	Yes

Price : 1.150.000 €

Exclusive real estate offer – Habitare Agency
A beautiful detached stone villa near Višnjan

Exclusive offer from Habitare Agency – we present you a beautiful detached stone villa decorated and furnished in a traditional style, located near Višnjan, in a quiet location. Thanks to excellent transport connections and the immediate proximity of Poreč, this location represents the perfect combination of privacy, nature and accessibility to all amenities.

The special feature of this property is the spacious plot of 1765 m2, decorated and enriched with carefully designed vegetation, manicured lawn and high hedges, which gives this property great privacy. The landscaped garden has a 36 m2 swimming pool and jacuzzi. There is also a covered outdoor kitchen with barbecue next to the house.

This spacious and elegant stone villa of 262 m2, spreads over three floors – ground floor, first floor and attic – and with its carefully designed floor plan provides the perfect combination of comfortable family life, spaciousness and privacy.

The ground floor is the center of social life, designed as an open and bright space. The central part is occupied by a spacious living room with a fireplace, followed by a kitchen and dining room. The ground

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floor leads to a covered terrace, ideal for enjoying the fresh air by the pool. In addition to the main living area, the ground floor also contains a bathroom, toilet and storage room.

On the first floor there are two comfortable bedrooms, each with its own bathroom, which ensures maximum comfort. The floor is further complemented by two covered terraces that fit perfectly into the private zone of the floor. A spacious central staircase leads to the highest floor located in the attic, which provides special peace and intimacy. Here there are two more bedrooms and a separate bathroom. From this floor there is a view of the sea in the distance.

Heating: fireplace, air conditioning and central heating with heating oil.

The villa is being sold as a property with an established rental and excellent reviews.

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.