



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 : 1.250.000 €

Exclusive offer from the Habitare agency - we present to you a beautiful detached stone villa decorated and furnished in a rustic style, located in the vicinity of Višnjan, in an exceptionally quiet location. The special feature of this property is the spacious plot of 1765 m2. But not only is it large, but it is also decorated and enriched with high hedges, a well-groomed lawn and various plants, which gives this property great privacy. On the landscaped garden there is a 43 m2 swimming pool and a jacuzzi. Next to the house there is also a covered area for socializing with a fireplace.

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 pleasant family life, spaciousness and privacy.

On the ground floor is the center of family life, which is 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 floor leads to two covered terraces, ideal for enjoying the fresh air. In addition to the main living area, the ground floor also contains a bathroom and two storage rooms that offer ample storage space. The first floor is entirely dedicated to relaxation and privacy. It houses two extremely comfortable bedrooms, each with its own bathroom, ensuring maximum comfort. The floor is further complemented by two covered terraces that fit perfectly into the private zone of the floor. The top floor is located in the attic and offers special peace and



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intimacy. Here are two more bedrooms and a separate bathroom, connected by a central hallway. From this floor we also have a view of the sea from a distance.

Heating: fireplace, air conditioning and central heating with heating oil. The villa is being sold as a property that has 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.