



Code :	00415
Location :	Poreč
Building area :	216.88 m2
Land area :	1092 m2
Distance from the center :	3000 m
Distance from the sea :	12000 m
Orientation :	South
Number of floors :	2
Number of bedrooms :	4
Number of rooms :	5
Number of bathrooms :	3
Number of parking spaces :	2
Private pool :	Yes
Terrace :	Yes
Balcony :	Yes
Central heating (oil) :	Yes
Air conditioning :	Yes
Fireplace :	Yes
Year of construction :	2000
Ownership certificate :	Yes
Building permit :	Yes
Occupancy permit :	Yes
Electricity infrastructure :	Yes
Water infrastructure :	Yes
Sewerage infrastructure :	Yes

Price	630.000 €
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Charming stone house with a large garden, which we are offering for sale, is located not far from Višnjan, in a typical Istrian setting, in a village with a few houses.

The house is situated 3 kilometers from Višnjan and 12 kilometers from the sea, with a total area of 216.88 m2 and a yard area of 870 m2.

The house consists of a basement, ground floor, and first floor. On the ground floor, there is a large living room with a fireplace and a large glass wall overlooking the pool. Next to the living room, there is a beautiful, spacious dining room and kitchen. The kitchen is equipped with very nice furniture and high-quality appliances. Additionally, on the ground floor, there is one bedroom and one bathroom.

The internal wooden stairs lead to the first floor of the house, which consists of three bedrooms, one of which has an en-suite



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bathroom, as well as another separate bathroom. Two of the rooms have access to their own balcony with views of the yard, surrounding houses, and nature.

In the basement, there are two rooms; one is a tavern with a fireplace, while the other is designed as a storage space for equipment.

In the yard of the house, there is a beautiful pool with a hydro massage, a covered parking area for two cars, and a small playground for children. In front of the house, there is a spacious veranda and a summer kitchen with a grill and all necessary kitchen equipment.

The yard is planted with Mediterranean herbs and is very well maintained.

The house is equipped with air conditioning and central heating. This beautiful stone villa combines the indigenous Istrian building style with modern luxuries that make life comfortable.

For more information and to arrange a viewing, please feel free to contact us.