



<b>Code :</b>	00497
<b>Location :</b>	Vižinada
<b>Building area :</b>	100 m <sup>2</sup>
<b>Land area :</b>	200 m <sup>2</sup>
<b>Distance from the center :</b>	1500 m
<b>Distance from the sea :</b>	16000 m
<b>Orientation :</b>	North-West
<b>Number of floors :</b>	3
<b>Number of bedrooms :</b>	2
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	2
<b>Number of toilets :</b>	1
<b>Parking :</b>	Yes
<b>Private pool :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Year of construction :</b>	1885
<b>Year of renovation :</b>	2024
<b>Condition :</b>	Renovated
<b>Ownership certificate :</b>	Yes
<b>Building permit :</b>	Yes
<b>Occupancy permit :</b>	Yes
<b>Electricity infrastructure :</b>	Yes
<b>Water infrastructure :</b>	Yes
<b>Septic tank :</b>	Yes

**Price** 585.000 €

This renovated stone house, built in 1885, is for sale with a total living area of 100 m<sup>2</sup> spread over three levels. It is located in a quiet setting near Vižinada, surrounded by vineyards and renowned Istrian winemakers. The beach is 16 km away, and the center of Vižinada is 1.5 km distant, while shops for everyday necessities are also nearby.

The house has been completely refurbished, with the ground floor featuring a living room with a dining area and a toilet. From the living room, there is access to a winter garden or summer kitchen separated by a metal-glass partition that can be opened or closed, leading to the terrace.

On the first floor, there is the main bedroom with an en-suite bathroom and a built-in wardrobe, while the second floor contains a second bedroom with an en-suite bathroom, wardrobe, and an additional bed.

The garden, covering 200 m<sup>2</sup>, is landscaped with Mediterranean



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plants and has no lawn, featuring an irrigation system controlled via WiFi. The courtyard includes a heated pool with a saltwater system and pH regulation, a utility room, a sauna, a covered jacuzzi, and a summer kitchen with a gas grill. Beneath the pool, there is a relaxation area with a fireplace.

The house is air-conditioned, and there is an option to install electric heating panels. Drainage is managed through a bio-septic system.

The property is sold fully furnished, with the furniture and equipment shown in the photographs, allowing for immediate move-in.

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