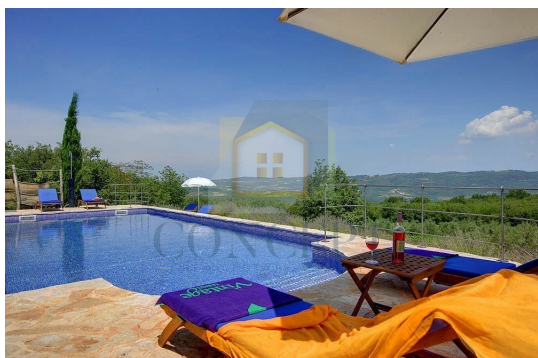




Code :	00650
Location :	Vižinada
Building area :	210 m ²
Land area :	1276 m ²
Distance from the center :	2000 m
Distance from the sea :	15000 m
Number of floors :	2
Number of bedrooms :	3
Number of bathrooms :	3
Number of parking spaces :	2
Private pool :	Yes
Terrace :	Yes
Air conditioning :	Yes
Underfloor heating :	Yes
Year of construction :	2007
Ownership certificate :	Yes
Building permit :	Yes
Occupancy permit :	Yes
Electricity infrastructure :	Yes
Water infrastructure :	Yes
Sewerage infrastructure :	Yes

Price	1.100.000 €
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In the vicinity of Vižinada, this beautiful detached Istrian stone villa is situated on the edge of the building zone, surrounded by peace and greenery, with views towards Grožnjan, Završje and Opatlj. The villa was built in 2007 and is fully equipped and furnished, featuring authentic stone walls, terracotta floors and wooden ceiling beams.

The villa extends over 210 m² across the ground floor and first floor, set on a 1,276 m² plot. The landscaped garden features a 50 m² swimming pool and parking for two cars. The ground floor comprises a living room, dining area, kitchen, entrance hall, dressing room and utility room, while the first floor offers three bedrooms, each with its own private bathroom.

The villa is air-conditioned and equipped with central underfloor gas heating on the ground floor and radiators on the first floor. Spacious terraces, a built-in barbecue, outdoor shower, table tennis, a lavender garden and a small olive grove provide ideal conditions for relaxation and enjoying the Istrian lifestyle.

The centre of Vižinada is only 2 km away, while Poreč, with its beaches, shops and tourist amenities, is 15 km away. The



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surrounding area is renowned for its numerous cycling trails,
wineries and traditional Istrian taverns.