



Code :	01659
Location :	Višnjan
Building size :	300 m2
Lot size :	1200 m2
Distance from city :	2000 m
Distance from sea :	15000 m
Number of floors :	0
Number of rooms :	5
Number of bedrooms :	4
Number of bathrooms / WC :	4 / 1
Energy efficiency :	Not specified
Parking lot :	Yes
Swimming pool :	Yes
Climate :	Yes
Heating - Underfloor :	Yes
Heating - Heat pump :	Yes
Carpentry - PVC :	Yes
Depository :	Yes
Fireplace :	Yes
Agency commission :	3 % + PDV

Price : 850.000 €

K131

A beautiful stone villa with a living area of 300m2, and a beautifully landscaped garden and plot of 1,200m2, is located in a quiet environment 14 kilometers from the sea and 2 km from the city center.

On the ground floor of this unique villa there is a spacious, modern living room with a fireplace, a kitchen with a spacious dining room and an exit to the covered outdoor terrace where there is a summer kitchen with a fireplace. Furthermore, in the corridor there is a guest WC and a storage room.

An internal staircase leads to the first floor where there are 4 bedrooms with bathrooms and access to a large balcony.

A heat pump was chosen for heating and cooling the house in combination with underfloor heating and valve convectors, and the entire space is air-conditioned.

Facade: insulation under the stone Styrofoam 10 cm

External carpentry: PVC with three-layer glass, Argon filling.

The villa has 3 parking spaces inside the yard.