



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