



Code :	01939
Location :	Poreč
Building size :	165 m2
Lot size :	865 m2
Distance from city :	10000 m
Distance from sea :	10000 m
Number of floors :	0
Number of rooms :	5
Number of bedrooms :	4
Number of bathrooms / WC :	3 / 0
Year of construction :	2008
Year of last adaptation :	2022
Energy efficiency :	Not specified
Sea View :	Yes
Parking lot :	Yes
Balcony :	Yes
Swimming pool :	Yes
Climate :	Yes
Heating - Fireplace :	Yes
Depository :	Yes
Outdoor kitchen :	Yes
Agency commission :	3 % + PDV

Price : 570.000 €

K233

Beautiful stone villa on a hill near Višnjan. The villa is located in a quiet village only 3 km from the center of Višnjan, and nearby are all the necessary facilities such as a store, post office, bank, and famous Istrian restaurants and agrotourism! From the floor of the villa there is also a view of the SEA!

The villa has 165 m2 of living space distributed over the ground floor and first floor, and is located on a plot of land measuring 865 m2.

On the ground floor there is a kitchen, dining room and living room, hallway, two bedrooms, one of which has its own terrace, and a bathroom.

The living room leads to a paved terrace and a sun deck around the pool, and the pool itself has a heat pump for heating and a pleasant 40m2 for swimming and enjoying warm summer days!

On the first floor of the villa there is a hallway, two bedrooms with private bathrooms, and a balcony with a view of the SEA!

In the yard there is a covered carport for two cars. The surroundings of the villa are arranged and maintained, and decorated with beautiful Mediterranean plants.

The garden itself is surrounded by a stone wall and tall laurel-cherry bushes!

Electric underfloor heating has been installed on the ground floor (new installations made in 2022), and air conditioners have been installed throughout the villa. In the living room there is a classic open fireplace as an additional source of heating and for a wonderful atmosphere during cold days.