



Code :	01147
Location :	Vižinada
Building size :	138 m2
Lot size :	616 m2
Distance from center :	16000 m
Distance from sea :	16000 m
Number of floors :	2
Number of rooms :	4
Number of bedrooms :	3
Number of bathrooms :	3
Number of toilets :	1
Swimming pool :	Yes
Parking :	Yes
Basement :	Yes
Electric heating :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Year of construction :	2021
Energy efficiency :	Not specified

Price : 520.000 €

TOP OPPORTUNITY !

Istria, Vizinada area

For sale this beautiful house with swimming pool, in a quiet village, surrounded by nature. The house is located on a plot of 616m2, a house of 138m2.

On the ground floor there is an open space living room, with kitchen and dining room, one bedroom, bathroom and pantry. On the first floor there are two beautifully decorated bedrooms, each with its own bathroom, one bedroom with access to the terrace.

In the house is installed the 1st stage of underfloor heating, for heating through a heat pump, and air conditioners are installed in all rooms, bedrooms.

The house is sold furnished.

The garden is beautifully horticulturally decorated, automatic irrigation is set, you have a swimming pool of 45m2 with a sunbathing area, barbecue and two parking spaces.

The house is suitable for families for everyday life, but it is also interesting for those who want to rent.

Surrounded by vineyards, meadows and arable land, it offers beautiful bike routes, walking trails, wine and gastronomic experiences.

This villa was rented for the first time last year, and offers accommodation with numerous additional activities within the facility but also in the surrounding area. The extra large pool area of 45 m2 with a shallow and deep part is a safe pastime for all ages and refreshment in the hot summer months. Next to the pool in the garden there is a fire pit -barbecue and



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garden furniture.

The property offers comfortable accommodation for 6 people in 3 bedrooms with three modern bathrooms. In the vicinity of the villa there are cycling routes, wineries, agrotourisms.