

PARENTIUM NEKRETNINE

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Code :	01595
Location :	Poreč
Building size :	319 m ²
Lot size :	0 m ²
Distance from center :	3000 m
Distance from sea :	12000 m
Number of floors :	2
Number of rooms :	6
Number of bedrooms :	5
Number of bathrooms :	5
Seaview :	Yes
Parking :	Yes
Basement :	Yes
Air conditioning heating :	Yes
Heating by fireplace :	Yes
Year of construction :	2010
Energy efficiency :	B

Price : 899.000 €

Višnjan, surroundings

In a quiet and green part of Istria, just 2 km from the picturesque Višnjan, is located this spacious detached house with a total area of

319 m², on a plot of 2830 m². The property offers complete privacy and is an ideal choice for family life, vacation or tourist rental. The house is designed as three separate residential units, which allows future owners exceptional flexibility of use. On the ground floor there is a comfortable apartment with access to a landscaped garden and swimming pool, which consists of an entrance hall, kitchen with dining room, spacious living room with fireplace and two bedrooms, each with its own bathroom. On the first floor there is a second apartment with two bedrooms, a bathroom and an open space that combines the kitchen, dining room and living room. A special impression is made by a large balcony with a beautiful open view of the sea. The third unit is a studio apartment, also on the first floor, ideal for guests or tourist rental. The house is equipped with air conditioning for heating and cooling, while additional warmth and a cozy atmosphere are provided by the fireplace in the living room. A special value of this property is the carefully landscaped garden with lots of greenery, a sunbathing area and a 102 m² swimming pool. There are covered parking spaces at the entrance, and the owners also have permission to build an additional building that can serve as a fourth residential unit, garage or storage room. This property represents a perfect opportunity for anyone looking for peace, privacy and a spacious home in the heart of Istria, with the possibility of additional investment and tourist potential.