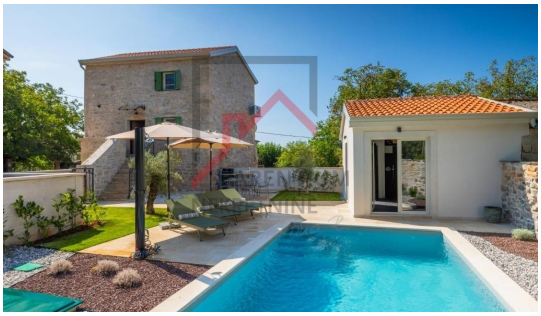
PARENTIUM NEKRETNINE
Bračka 41, 52440 Poreč
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Code :	01624
Location :	Višnjan
Building size :	126 m2
Lot size :	352 m2
Distance from center :	0 m
Distance from sea :	0 m
Number of floors :	2
Number of rooms :	3
Number of bedrooms :	2
Number of bathrooms :	2
Swimming pool :	Yes
Parking :	Yes
Basement :	Yes
Electric heating :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Year of construction :	n/a
Energy efficiency :	Not specified

Price :	540.000 €

Istria, Višnjan area – Renovated stone house with a pool and sauna

Located in a quiet Istrian village near Višnjan, this fully renovated stone house combines the character of traditional Istrian architecture with modern interior design and amenities. During the renovation, the original stone walls and the house's original footprint were preserved, while all other elements were newly constructed.

The house offers 126 m² of living space distributed across three floors, connected by an internal staircase.

The ground floor features a living room, designed as a separate and cozy relaxation area. The first floor houses the kitchen with a dining area and a bathroom, while the second floor contains two bedrooms and a shared bathroom. The house is being sold furnished and ready for immediate use.

A key feature of the property is its landscaped 352 m² garden, designed for outdoor living throughout most of the year. A swimming pool with a sun deck sits at the center, while a covered outdoor dining area, summer kitchen, and barbecue create a functional space for socializing and relaxation. The garden is beautifully landscaped and equipped with an irrigation system.

The grounds also include a separate small building housing a sauna, an additional toilet, and a shower, creating a private wellness area that complements the main house's amenities.

All rooms are equipped with underfloor heating—including the sauna

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area—while air conditioning units are installed for additional heating and cooling. The house features colored PVC/aluminum joinery and a video surveillance system. The property includes one parking space.

The house is currently used for tourist rentals, making it an attractive option both for continuing this business activity and for buyers seeking a well-maintained stone house for their own use and vacationing in Istria.

The property title is clear (1/1 ownership).

Please feel free to contact us for further information or to arrange a viewing.