

HABITO

Istarska 1, 52463 Višnjani

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Code :	01269
Location :	Poreč
Building size :	170 m ²
Lot size :	150 m ²
Distance from center :	4000 m
Distance from sea :	14000 m
Number of floors :	2
Number of rooms :	7
Number of bedrooms :	5
Number of bathrooms :	1
Energy efficiency :	Not specified
Parking lot :	Yes

Price : 190.000 €

Istria, Porec, Visnjani

A very interesting property for sale, located in a small Istrian village only 4 km from Visnjani and 14 km from Porec, the first beach and a handful of other amenities. The property consists of two houses with a total net area of 170 m² (ground floor, first floor and attic), two commercial buildings with a total net useful area of 135 m² (ground floor and first floor), a garden of 150 m² and a beautiful balladur / balcony with a stone well.

The property can be remodeled as one larger unit or two separate units depending on the buyer's needs.

Electricity and water at the house.

Complete adaptation required!

The village of Visnjani is located only 4 km from the property in question, where you can find all the accompanying facilities, excellent restaurants, wine cellars, Parenzana (an 80-kilometer Istrian cycling and hiking trail), the Visnjani observatory and many other interesting activities.

Dear clients, A property viewing is possible upon signing a brokerage agreement, which serves as the basis for any further actions related to the purchase and sale process, as well as for the collection of the commission in accordance with the Real Estate Brokerage Act. In the event of a purchase and sale, the agency commission amounts to 3% + VAT and is charged upon the conclusion of the preliminary sale agreement / purchase agreement.

NOTE: We do not assume responsibility for possible errors in the property descriptions; however, we strive to make them as precise and accurate as possible.