

HABITO

Istarska 1, 52463 Višnjan

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info: +385 95 559 2774 | + 385 95 554 3550



Code :	01327
Location :	Poreč
Building size :	160 m2
Lot size :	507 m2
Distance from center :	2000 m
Distance from sea :	15000 m
Number of floors :	1
Number of rooms :	4
Number of bedrooms :	3
Number of bathrooms :	3
Year of construction :	2015
Energy efficiency :	Not specified
Sea View :	Yes
Parking lot :	Yes
Swimming pool :	Yes

Price : 640.000 €

A newly built villa with a swimming pool is located on the edge of the village, not far from Visnjan, 15 kilometers from Porec and its beaches.

The house was built in 2015 and has its own well-kept garden, located in a quiet place with a beautiful panoramic view of the sea, which is emphasized through large glass walls in all rooms of the house.

The village is located 2 km from Visnjan, a picturesque town with various facilities such as shops, bakery, restaurant/pizzeria, ATM, etc.

The house of approx. 160 m² on two floors consists of a ground floor where you will find a kitchen with a dining room and a spacious living room with a fireplace and two exits to a covered terrace, one bedroom with its own bathroom, a separate toilet. On the first floor of the house there are two bedrooms with its own bathroom. Both rooms have a beautiful panoramic sea view and the view of the village of Visnjan.

Land: 507 m²

House: 160 m² (air conditioners in every room for cooling and heating, 1st phase of under floor heating throughout the entire house, it is only necessary to purchase a heat pump, solar panels on the roof for heating 300 l of water, private parking for 3 vehicles, a 36 m² swimming pool with sun loungers, a covered terrace with seating area and a barbecue).

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



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descriptions; however, we strive to make them as precise and accurate as possible.