

## HABITO

Istarska 1, 52463 Višnjan

mail: [info@habitorealestate.com](mailto:info@habitorealestate.com)

web: [www.habitorealestate.com](http://www.habitorealestate.com)

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



<b>Code :</b>	01330
<b>Location :</b>	Poreč
<b>Building size :</b>	150 m2
<b>Lot size :</b>	900 m2
<b>Distance from center :</b>	5000 m
<b>Distance from sea :</b>	17000 m
<b>Number of floors :</b>	1
<b>Number of rooms :</b>	4
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	3
<b>Year of construction :</b>	2019
<b>Energy efficiency :</b>	Not specified
<b>Parking lot :</b>	Yes
<b>Swimming pool :</b>	Yes

Price : 550.000 €

Stone house of approx. 150 m2 with a pool is designed in a modern style while keeping a touch of the original Istrian tradition. On the ground floor there is a living room, a kitchen, a dining room, a storage room and a bedroom with its own bathroom.

On the upper floor there are two more bedrooms with bathrooms.

The house has central heating (radiators) and air conditioning in every room. In the garden of the house there is a swimming pool with a sunbathing area and a kitchen with a barbecue.

The town of Visnjan, with all its amenities, is located 5 km from the subject property, while the first beach, the city of Porec, is only 17 km away.

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.