

## 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>	01340
<b>Location :</b>	Poreč
<b>Building size :</b>	210 m2
<b>Lot size :</b>	234 m2
<b>Distance from center :</b>	3000 m
<b>Distance from sea :</b>	15000 m
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	4
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	1
<b>Year of construction :</b>	1800
<b>Year of last adaptation :</b>	2023
<b>Energy efficiency :</b>	Not specified
<b>Parking lot :</b>	Yes
<b>Basement :</b>	Yes

Old price : 268.000 €

**New price :** 230.000 €

Stone house for sale near Višnjan and 15 km from Poreč

This is the last house in a row that was renovated in 2023 to the "roh bau" phase. The house offers 210 m2 of living space and 234 m2 of garden (with an outbuilding of approx. 35 m2 of gross area) which is located right across the street from the house.

The ground floor of the house contains two large spaces, cellars that need to be renovated.

The first floor of the house is accessed by an external stone staircase, where there is a spacious terrace with an entrance to the living area which offers an open space kitchen, dining room and living room.

From the first floor, stairs lead down to the mezzanine where there are 2 bedrooms, a large bathroom and a storage room.

In the attic of the house there is another large bedroom where it is possible to make another bathroom.

Installations for heating and cooling are installed via air conditioners, stoves and Norwegian radiators.

Water and electricity are supplied to the house.

This is an interesting property that is already renovated to a certain extent, in a quiet location but close to all amenities.

Contact us for more information.