

## HABITO

Istarska 1, 52463 Višnjani

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>	01359
<b>Location :</b>	Poreč
<b>Building size :</b>	106 m <sup>2</sup>
<b>Lot size :</b>	613 m <sup>2</sup>
<b>Distance from center :</b>	5000 m
<b>Distance from sea :</b>	15000 m
<b>Number of floors :</b>	1
<b>Number of rooms :</b>	3
<b>Number of bedrooms :</b>	2
<b>Number of bathrooms :</b>	2
<b>Year of construction :</b>	2020
<b>Energy efficiency :</b>	Not specified
<b>Sea View :</b>	Yes
<b>Parking lot :</b>	Yes
<b>Swimming pool :</b>	Yes

**Price :** 410.000 €

Istria, Porec, Višnjani

A very nice and comfortable house for sale in an idyllic location in our beautiful Istria

The house is surrounded by greenery, offers total peace and privacy, and is only 5 km from the center of Višnjani with its shops and restaurants. Stunning beaches and city of Porec lie 15 km to the west.

This detached house of 106 m<sup>2</sup> is spread over two floors, ground floor and first floor.

On the ground floor there is an entrance hall, guest toilet, open space kitchen, dining room and living room with access to the pool and garden. A storage room is conveniently located under the stairs.

The first floor of the house offers two bedrooms, each with its own en-suite bathroom, offering a captivating sea view.

The house is fully furnished and equipped and is being sold as such.

Heating/cooling is via air conditioning (3 units) and there is also an installation for a fireplace.

The garden is completely fenced and bordered by a hedge, arranged in such a way as to make maintenance as easy as possible, and offers a 24 m<sup>2</sup> (8x3) swimming pool, an outdoor grill with a sitting area and two parking spaces.

### ADDITIONAL FEATURES:

- 5 m<sup>3</sup> three-chamber septic tank for efficient waste management.
- Five-chamber PVC windows for superior insulation and soundproofing.
- Easy-to-maintain garden with geotextile and gravel base.
- Exciting potential to expand the living space by 30-50 sqm, tailoring the house to your needs.