

## HABITO

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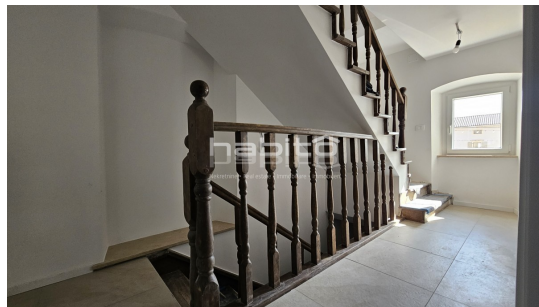
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<b>Code :</b>	01376
<b>Location :</b>	Poreč
<b>Building size :</b>	147 m <sup>2</sup>
<b>Lot size :</b>	224 m <sup>2</sup>
<b>Distance from center :</b>	500 m
<b>Distance from sea :</b>	10000 m
<b>Number of floors :</b>	3
<b>Number of rooms :</b>	5
<b>Number of bedrooms :</b>	4
<b>Number of bathrooms :</b>	3
<b>Year of last adaptation :</b>	2024
<b>Energy efficiency :</b>	Not specified
<b>Sea View :</b>	Yes
<b>Parking lot :</b>	Yes

**Price :** 279.000 €



We present to you an exclusive, fully renovated stone house located in the historic center of Višnjan, offering breathtaking panoramic views of the Adriatic Sea. This elegant property, with a total area of 147 m<sup>2</sup>, spans four floors, combining rich history with modern comfort.

The ground floor of the house consists of a spacious kitchen, dining room, and guest toilet.

On the first floor, there are two comfortable bedrooms and a spacious bathroom equipped with underfloor heating.

The second floor features a bedroom, bathroom, living room, and a beautiful terrace offering uninterrupted sea views. The attic is designed as an open space/bedroom with a bathroom, ideal for relaxation or work.

The house is surrounded by a garden of approximately 150 m<sup>2</sup>, with a traditional well, offering complete privacy and peace.

This unique property represents an ideal opportunity to enjoy the Mediterranean lifestyle in an authentic setting.

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.