

## HABITO

Istarska 1, 52463 Višnjani

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<b>Code :</b>	01397
<b>Location :</b>	Poreč
<b>Building size :</b>	313 m <sup>2</sup>
<b>Lot size :</b>	937 m <sup>2</sup>
<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>	6
<b>Number of bedrooms :</b>	4
<b>Number of bathrooms :</b>	4
<b>Year of construction :</b>	2025
<b>Energy efficiency :</b>	Not specified
<b>Parking lot :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Basement :</b>	Yes

**Price :** 770.000 €

Istria, Porec surroundings, Beautiful, quality-built villa with a swimming pool for sale.

This beautiful Mediterranean villa with a 9x4m swimming pool is located on the edge of the village's building area.

With its three floors, with a total area of 313 m<sup>2</sup>, it offers absolute luxury and comfort.

In the basement, there is a fitness room, a sauna, a bathroom with three showers, and a "konoba" (a traditional Istrian tavern-like space), ideal for socializing with family and friends.

The ground floor of the villa offers a bedroom with a bathroom, an open space with a kitchen, dining room and living room with a fireplace, and each room has access to covered terraces.

Upstairs there are three bedrooms, each with its own bathroom.

All rooms in the house have electric underfloor heating and air conditioning (heating/cooling).

The villa is located on the edge of the village and the urbanized area, which guarantees an oasis of peace and quiet.

It is located 15 km from the sea and 3 km from all amenities.

The house offers a beautiful view of nature, olive groves, and arable land.

Contact us for more information!

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.