

## HABITO

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<b>Code :</b>	01448
<b>Location :</b>	Višnjan
<b>Building size :</b>	66 m2
<b>Lot size :</b>	650 m2
<b>Distance from center :</b>	250 m
<b>Distance from sea :</b>	10000 m
<b>Number of floors :</b>	0
<b>Number of rooms :</b>	0
<b>Number of bedrooms :</b>	0
<b>Number of bathrooms :</b>	0
<b>Energy efficiency :</b>	Not specified
<b>Parking lot :</b>	Yes

**Price :** 155.000 €

Detached stone house with a footprint of 66 m2, situated on a 650 m2 plot. Currently, it consists of a ground floor (two rooms) and an attic. The property comes with a preliminary design for a 123 m2 villa on two floors. The project features two en-suite bedrooms on the first floor, while the ground floor offers an "open space" kitchen, dining, and living area, plus a guest toilet and storage.

The planned garden includes a 14 x 2.5 m pool, a summer kitchen, and a 12 m2 auxiliary building. The house has active electricity and water meters and is located in a fully infrastructure-equipped settlement, just 250 m from the center and 10 km from the sea. Perfect for year-round living or tourist rental.

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.