

## HABITO

Istarska 1, 52463 Višnjani

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info: +385 95 559 2774 | + 385 95 554 3550



<b>Code :</b>	01450
<b>Location :</b>	Poreč
<b>Building size :</b>	142 m <sup>2</sup>
<b>Lot size :</b>	5968 m <sup>2</sup>
<b>Distance from center :</b>	2500 m
<b>Distance from sea :</b>	12000 m
<b>Number of floors :</b>	1
<b>Number of rooms :</b>	4
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	3
<b>Year of construction :</b>	2020
<b>Year of last adaptation :</b>	2022
<b>Energy efficiency :</b>	Not specified
<b>Parking lot :</b>	Yes
<b>Swimming pool :</b>	Yes

**Price :** 550.000 €

An authentic stone house for sale situated in a quiet location on the edge of a small village, 16 km from Poreč and 12 km from the sea.

This property combines traditional charm with modern comfort, providing complete privacy.

### Main features:

House area: 142 m<sup>2</sup> (completely renovated in 2020)

Land area: Total 5,968 m<sup>2</sup> (644 m<sup>2</sup> of garden + 5,324 m<sup>2</sup> of private forest and landscaped park)

Ground floor: "Open-space" living room with kitchen and dining room, bathroom and storage room.

First floor: Three bedrooms (master bedroom with en-suite bathroom + one shared bathroom).

### Outdoor facilities:

Swimming pool with sundeck.

Summer kitchen: Built in 2022 in traditional style with outdoor fireplace.

Covered terrace overlooking the garden.

Private park and promenade within the property.

### Location:

The property is located at the very end of the village, which ensures peace and quiet, while essential facilities (shops, school, kindergarten) are only 2.5 km away.

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.



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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.