

Villa

Višnjan, Istria



Ref	RE-U-31828
Type	Villa
Region	Istria > Porec
Location	Višnjan
Front line	No
Sea view	Yes
Floorspace	276 sqm
Plot size	2165 sqm
No. of bedrooms	7
No. of bathrooms	4
Price	€ 1 030 000

An Estate of Two Stone Houses Surrounded by Nature with a View of the Sea!

In the heart of Istria lies Višnjan, a picturesque and lively town and municipality in the western region of the peninsula. Višnjan, with its 56 settlements, stretches from the Mirna River in the north to the Lim Channel in the south. Perched atop a gentle hill at 244 meters above sea level, this romantic town is enveloped by meadows, arable fields, and forests of honey oak and hornbeam. Today, Višnjan is renowned for its unique observatory, one of the twelve most productive in the world in terms of discovered asteroids.

For sale is a distinguished property comprising two Istrian stone houses with a swimming pool, nestled in the center of a beautiful and well-preserved village near Višnjan.

Total area is 276 sq.m. Land plot is 2165 sq.m.

The first house, spanning four floors, features a large, elegantly decorated tavern with a fireplace, kitchen, and bathroom in the basement.

The ground floor includes a kitchen, dining room, living room with access to a covered terrace, a balcony, a bedroom, bathroom, and entrance hall.

An internal staircase ascends to the first floor, home to three bedrooms, a bathroom, storage room, and a large uncovered balcony.

Further up, the high attic reveals a glazed studio and a terrace offering an open panoramic view of the village, surrounding forests, fields, and olive groves—a view so captivating that time seems to stand still.

Outside, a well-maintained garden boasts a 23m² swimming pool, sunbathing area, and an auxiliary building.

The second stone house, on its ground floor, includes a garage, tavern, and storage room.

The first floor hosts a covered terrace, a large bedroom, a living room with a kitchen, dining room, and a spacious bathroom.

Two ample bedrooms occupy the high attic.

The estate's extensive grounds provide several parking spaces, both covered and uncovered, and feature an old brick oven for baking bread.

This property is an idyllic retreat from the bustle of city life or a prime location for a tourist rental, offering a tranquil escape amidst the serene beauty of Istria.

Note: It is possible to buy just one house of 128 sq.m. on a land plot of 965 sq.m. for 645 000 eur.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

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Price per m²:
3732 €

Average price/m² of this type
in this region:
3917 €

Median price/m² of this type
in this region:
3895 €

Average price/m² of this type
in Croatia:
4354 €

Median price/m² of this type
in Croatia:
3869 €

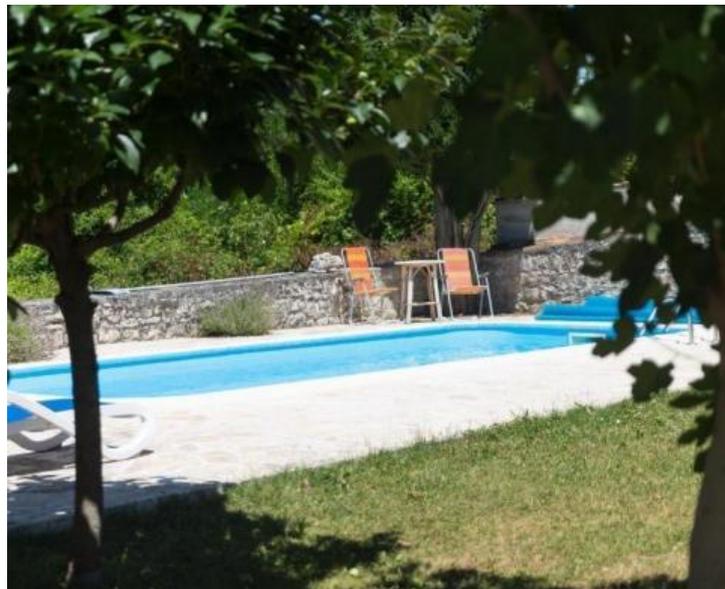
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