



Code :	00416
Location :	Poreč
Building area :	150 m ²
Land area :	813 m ²
Distance from the center :	3000 m
Distance from the sea :	12000 m
Orientation :	South
Number of floors :	2
Number of bedrooms :	4
Number of rooms :	5
Number of bathrooms :	4
Number of toilets :	1
Number of parking spaces :	2
Private pool :	Yes
Terrace :	Yes
Balcony :	Yes
Central heating (oil) :	Yes
Air conditioning :	Yes
Fireplace :	Yes
Year of construction :	2000
Ownership certificate :	Yes
Building permit :	Yes
Occupancy permit :	Yes
Electricity infrastructure :	Yes
Water infrastructure :	Yes
Sewerage infrastructure :	Yes

Price 590.000 €

If you are looking for a stylishly arranged Istrian villa with a very special charm, you will love this villa from our offer. Surrounded by vineyards on the edge of a small Istrian village, it is located just 3 km from the town of Višnjan.

Built on a plot of 813 m² in traditional Istrian architectural style, dominated by Istrian stone and adorned with green shutters on the windows and doors, it exudes typical Mediterranean charm.

A beautiful garden with a pool featuring a counter-current system and a large covered outdoor terrace with modern furniture for relaxation make this property perfect. Adjacent to the outdoor terrace is a very nicely equipped barbecue area where you can prepare traditional dishes and enjoy a glass of wine from the surrounding vineyards.



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This stone villa offers 150 m² of living space elegantly spread over two floors: the ground floor and the first floor.

Upon entering the ground floor, it is evident that the owner has arranged the villa with great attention to detail. A spacious hallway with a guest WC leads into a modern living room with an open fireplace and a fully equipped kitchen and dining area with access to the outdoor terrace and pool. Discreetly separated on the ground floor is a modern bedroom with an en-suite bathroom.

An internal staircase leads to the first floor of the villa, where there are three additional bedrooms with en-suite bathrooms. A special feature is the second separate entrance that leads to the upper floor, providing guests with ample privacy and making the villa ideal for a relaxing family vacation with enough space for everyone.

With its traditional elements and details, the villa offers everything for a harmonious, relaxing, and pleasant holiday away from the hustle and bustle of everyday city life.

Fully enclosed, the villa offers parking spaces within the yard.

For more information and to arrange a viewing, please feel free to contact us.