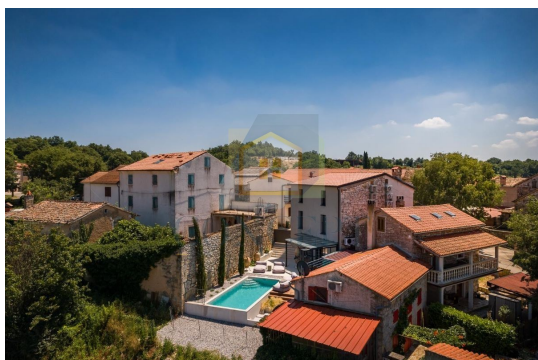
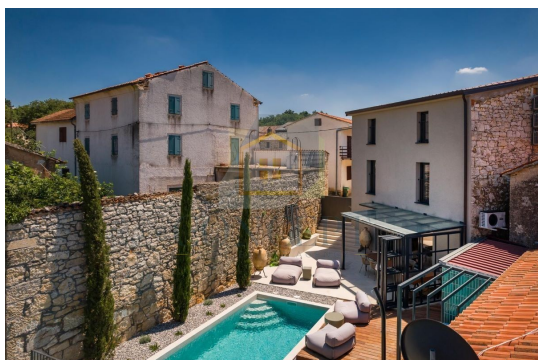




Code :	00497
Location :	Vižinada
Building area :	100 m2
Land area :	200 m2
Distance from the center :	1500 m
Distance from the sea :	16000 m
Orientation :	North-West
Number of floors :	3
Number of bedrooms :	2
Number of rooms :	3
Number of bathrooms :	2
Number of toilets :	1
Parking :	Yes
Private pool :	Yes
Air conditioning :	Yes
Year of construction :	1885
Year of renovation :	2024
Condition :	Renovated
Ownership certificate :	Yes
Building permit :	Yes
Occupancy permit :	Yes
Electricity infrastructure :	Yes
Water infrastructure :	Yes
Septic tank :	Yes

Price 585.000 €

This renovated stone house, built in 1885, is for sale with a total living area of 100 m² spread over three levels. It is located in a quiet setting near Vižinada, surrounded by vineyards and renowned Istrian winemakers. The beach is 16 km away, and the center of Vižinada is 1.5 km distant, while shops for everyday necessities are also nearby.

The house has been completely refurbished, with the ground floor featuring a living room with a dining area and a toilet. From the living room, there is access to a winter garden or summer kitchen separated by a metal-glass partition that can be opened or closed, leading to the terrace.

On the first floor, there is the main bedroom with an en-suite bathroom and a built-in wardrobe, while the second floor contains a second bedroom with an en-suite bathroom, wardrobe, and an additional bed.

The garden, covering 200 m², is landscaped with Mediterranean



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plants and has no lawn, featuring an irrigation system controlled via WiFi. The courtyard includes a heated pool with a saltwater system and pH regulation, a utility room, a sauna, a covered jacuzzi, and a summer kitchen with a gas grill. Beneath the pool, there is a relaxation area with a fireplace.

The house is air-conditioned, and there is an option to install electric heating panels. Drainage is managed through a bio-septic system.

The property is sold fully furnished, with the furniture and equipment shown in the photographs, allowing for immediate move-in.

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