



Code :	00604
Location :	Višnjan
Building area :	171 m2
Land area :	960 m2
Distance from the center :	5000 m
Distance from the sea :	13000 m
Orientation :	South-West
Number of floors :	4
Number of bedrooms :	5
Number of rooms :	5
Number of bathrooms :	3
Storage room :	Yes
Sea view :	Yes
Number of parking spaces :	2
Private pool :	Yes
Terrace :	Yes
Balcony :	Yes
Central heating (oil) :	Yes
Air conditioning :	Yes
Fireplace :	Yes
Year of construction :	1820
Year of renovation :	2006
Energy class :	C
Condition :	Renovated
Ownership certificate :	Yes
Building permit :	Yes
Occupancy permit :	Yes
Electricity infrastructure :	Yes
Water infrastructure :	Yes
Septic tank :	Yes

Price 445.000 €

This charming old Istrian stone house is a unique blend of authentic character, partially preserved history and the comfort of modern living. Located at the very edge of the village and surrounded by greenery and nature, it offers peace, privacy and beautiful views of the surrounding landscape and the sea.

The house has a total living area of 171 m² and is set on a spacious plot of 960 m². Arranged over several levels and divided into two residential units, it is an interesting opportunity both for family living and for tourist rental, or a combination of private use and rental.

On the lower level there is an authentic Istrian tavern (konoba) with a fireplace, which has been completely renovated and is equipped with a kitchen and bathroom. The spacious tavern can be used as a separate living unit, guest accommodation or as an ideal space for social gatherings and family celebrations.

The main residential unit is accessed from the upper ground floor. This level features an open-plan area combining the kitchen, dining area and living room, as well as two bedrooms and a bathroom.

The first floor comprises another two bedrooms, a bathroom and an additional small kitchen with a sofa. This level also has a private balcony with beautiful views of the surrounding countryside.

The top floor features another room designed as a lounge area, offering spectacular views of the surrounding landscape and the sea. The space is complemented by a large private balcony, ideal for morning coffee, relaxing in the evening or enjoying the sunset.

One of the property's greatest advantages is the spacious garden behind the house, completely surrounded by greenery. It features a large heated swimming pool with a dedicated area for relaxation and leisure. The natural shade provided by the trees and lush vegetation creates a pleasant atmosphere during the warm summer months.

The house is sold fully furnished and equipped and features air conditioning, central heating and a fireplace.

The property is located in the Poreč area, only 5 km from the centre of Baderna and 13 km from the sea. Its position on the edge of the village offers a rare combination of convenient access, peace, privacy and immediate contact with nature.