



Code :	00605
Location :	Višnjan
Building area :	140 m ²
Land area :	1010 m ²
Distance from the center :	5000 m
Distance from the sea :	13000 m
Orientation :	South-West
Number of floors :	3
Number of bedrooms :	2
Number of rooms :	3
Number of bathrooms :	1
Storage room :	Yes
Number of parking spaces :	2
Garage :	Yes
Terrace :	Yes
Air conditioning :	Yes
Fireplace :	Yes
Year of construction :	1946
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 280.000 €

In a peaceful location at the edge of a village in the hinterland of Poreč, this original old Istrian stone house is situated. The property has a total area of 140 m², arranged over three levels. It has retained its traditional Istrian character and offers numerous possibilities for renovation, landscaping and adaptation according to the new owner's wishes.

On the ground floor, there is a traditional Istrian tavern and a storage area, further emphasizing the authentic character of the property.

On the first floor, the two-level residential area is accessed from the balcony. This level comprises a hallway, a spacious bedroom, a kitchen, a winter terrace and a large bathroom.



CONCEPT REAL ESTATE
Lošinjaska 7, 52440 Poreč
e-mail: info@concept-porec.com
web: concept-porec.com
info: +385 99 408 1238

An internal staircase leads to the second floor, where there are another two bedrooms.

The courtyard features an additional small outbuilding/storage room, as well as a valuable original Istrian stone cistern (šterna), which represents another charming detail of the traditional architecture of this region.

A particular highlight of the property is the large 1,010 m² garden, located behind the house. The spacious land offers numerous possibilities for landscaping according to individual needs – from creating a garden and outdoor relaxation area to adding further amenities that could transform this property into a very pleasant Istrian home or an attractive holiday rental.

The house has a chimney and a heating stove, as well as air-conditioning units for heating and cooling.

The property is located only 5 km from the centre of Baderna and 13 km from the sea, offering peaceful living in an authentic Istrian setting while providing quick access to all amenities of Poreč and the coast.