

ISTRA, VIŠNJAN - Istarska vila okružena prirodom, Višnjani, House



Seller Info

Name: Agencija Dux nekretnine
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First Name: Agencija
Last Name: Dux nekretnine
Company Name: DUX NEKRETNINE d.o.o.
Service Type: Selling and renting
Country: Croatia
Region: Primorsko-goranska županija
City: Rijeka
ZIP code: 51000
Address: Tizianova 8
Mobile: 385 91 480 8808
Phone: 385 51 518 174
About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then because we like to stay in touch

even after the contract is signed
- because our mission is more
than just a job.

Listing details

Common

Title:	ISTRA, VIŠNJAN - Istarska vila okružena prirodom
Property for:	Sale
House type:	detached
Property area:	290 m ²
Lot Size:	1800 m ²
Bedrooms:	12
Bathrooms:	5
Price:	1.00 €
Updated:	Nov 02, 2024

Condition

Built:	2012
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Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Višnjan
City area:	Višnjan
ZIP code:	52463

Permits

Ownership certificate:	yes
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Additional information

Energy efficiency:	In preparation
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Description

Description:	Višnjan is a picturesque and colorful town and municipality in the western part of Istria. The municipality of Višnjan has 56 settlements and is located in the area between the Mirna River in the north and the Lim Channel in the south. Romantic Višnjan is located on a gentle hill of 244 m above sea level, surrounded by meadows, arable fields and forests of honey oak and hornbeam. Today, Višnjan is best known for its unique observatory, which is one of the twelve most productive
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observatories of all time in terms of the number of discovered asteroids. Not far from Višnjan, at the end of the village, there is a beautiful Istrian villa surrounded by nature and greenery. Due to its position and environment, it provides complete peace and escape from the busy lifestyle. In addition, the purchase of this house takes over the already well-established business of renting during the tourist season, with excellent reviews on all portals where it is advertised. The house occupies 290 m² of net living space, and is located on a fenced plot of land with a total square footage of 1800 m². It extends over the ground floor and first floor, the ground floor consists of 2 bedrooms, each with its own bathroom, guest toilet, kitchen with pantry, dining room and living room with fireplace. Directly from the living room there is access to the outdoor area reserved for socializing and enjoying the summer months, a terrace and a pergola with an outdoor dining set next to the beach in front of the pool (50 m²). There are 3 bedrooms on the first floor, each with its own bathroom, one of them has access to a terrace with a view of the landscape, while the second room has an access to a smaller balcony. Also, the house offers several activities such as sauna, indoor jacuzzi, table football, billiards, and the barbecue is another guarantee for good fun and socializing. The jacuzzi is located in a smaller auxiliary building where there is another toilet and engine room, but Istria is known for kažun, and an example of a real small traditional kažun can be seen within this beautiful Istrian villa. The current purpose of the kazuna is a storage for bicycles, but it could be converted into a luxury sauna or jacuzzi room. This house provides a real example of living in a quiet and rural environment with a touch of luxury. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions.

<https://www.dux-nekretnine.hr/opci-uvjeti-poslovanja> ID CODE: 20895

Additional contact info

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