

## Višnjan, House



### Seller Info

Name: Agencija Europartner  
First Name: Agencija  
Last Name: Europartner  
Company Name: Europartner d.o.o.  
Service Type: Selling  
Additional Email: office@europartner.hr  
Website: <https://www.europartner.hr>  
Country: Croatia  
Region: Istarska županija  
City: Poreč  
City area: Poreč  
ZIP code: 52440  
Address: Mate Vlašića 20  
Mobile: +385 98 923 6402  
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About us: Europartner is a licensed real estate agency based in Istria in the town of Poreč, an active member of the Croatian Chamber of Commerce.

Our mission is to fulfill the wishes of our clients, we listen to what you tell us and we are focused on realizing your wishes, which helps us with our many years of experience and acquired market knowledge.

Our Real Estate Portfolio is the result of our work and desire to be among the best, and our satisfied clients are the crown of our profession.

Our business does not end with the signing of the contract, we are still available to our clients for all other jobs from the moment of purchase to carefree

move into the desired property.

We speak: Croatian, English,  
German, Italian

We are enrolled in:

Directory of real estate agents  
in the Republic of Croatia,  
pursuant to Article 12,  
paragraph 2 of the Law on Real  
Estate Brokering (Official  
Gazette 107/07)  
Register of Real Estate Brokers  
in the Republic of Croatia,  
pursuant to Article 2 of the Law  
on Real Estate Brokering  
(Official Gazette 107/07)

EUROPARTNER d.o.o  
Istarskog Razvoda 1, 52440  
Poreč  
OIB: 68770135089  
MBS: 130003427  
Share capital: 20.000,00 HRK  
The competent court:  
Commerical court Pazin

## Listing details

### Common

Property for:	Sale
House type:	detached
Property area:	295 m <sup>2</sup>
Lot Size:	2300 m <sup>2</sup>
Bedrooms:	8
Bathrooms:	4
Price:	990,000.00 €
Updated:	Jul 28, 2023

### Condition

Condition:	Newly adapted
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### Location

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

## Permits

Ownership certificate: yes

## Additional information

Infrastructure: Water, Air conditioner, Gas,  
Black pit  
Energy efficiency: In preparation



## Parking

Number of parking spaces: 4

## Description

Description: On the edge of a small village in Istria, in the middle of vineyards and flowering meadows, there is a completely renovated old Istrian house with another smaller guest house. We would say it stands proudly a bit wildly romantic in the beauty of these thick stone walls (partly from the Byzantine period), with a beautifully large, fully fenced garden, a swimming pool with semicircular Roman stairs (approx. 12 x 5 meters) and several terraces, and lots of charm. There are many houses that often resemble each other. But there are also such unique, incomparable and with a lot of feeling and attention to detail restored to the farthest corners. This country house is one such property. With the first step through the door and the gate of the estate, you enter a completely different world. The old stone house looks almost amazing with thick stone walls, an open fireplace, old door fittings, handmade tiles and self-designed majolica paintings. Each of the bedrooms has a different color. There are small, fine details everywhere that the eye notices only with a closer inspection. If you want to see enough beautiful, finely coordinated and again colorful interiors then you must see this unique house. The owner of this beautiful stone house has managed to create a coherent living environment in which you have only one thing in mind - to stay and enjoy! Rarely does the large garden surrounding both houses look like a lush green oasis from another world in the middle of which 400-year-old LADONIA grows proudly and provides both houses with the necessary shade during the summer heat. Under the imposing tree there is a rustic table made of natural stone for common moments in the garden. The water in the pool is ecological with a light base of sea salt. Underwater lighting ensures romantic evenings by the pool. Large stone house of 156m<sup>2</sup> spreads over the ground floor, first floor and attic. The ground floor has a kitchen with dining area,

spacious living room with fireplace, which gives this room a special charm. Stone stairs lead to the first floor of the house where there are three bedrooms and two bathrooms, and in the attic another bedroom and bathroom. The second house of 123m<sup>2</sup> is on two floors, on the ground floor there is a living room with fireplace, large kitchen and dining room. Upstairs are two bedrooms and a bathroom. Each house has gas central heating and attic air conditioning. For all art lovers it is very important to note that next to the smaller house there is a beautiful studio cca.35m<sup>2</sup>. Custom ID: 0523 Energy class: U izradi Remark: Viewing the property is possible with the signing of the brokerage contract, which is the basis for further actions related to the purchase and sale, all in accordance with the Act on Brokerage in Real Estate Transactions. The agency commission is determined by the brokerage contract, and is payable after the conclusion of the sales contract.

### Additional contact info

Reference Number: 498445  
Agency ref id: 0523  
Contact phone: +385 (98) 923-6402