

## ISTRA, VIŠNJAN - Simpatična kamena kućica s pogledom na more, 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  
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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, VIŠNجان - Simpatična kamena kućica s pogledom na more
Property for:	Sale
House type:	semi-detached
Property area:	70 m <sup>2</sup>
Lot Size:	40 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	6
Bathrooms:	3
Price:	140,000.00 €
Updated:	Jul 14, 2024

### Condition

Last renovation:	2023
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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:	ISTRIA, VIŠNجان - A cute stone house with a view of the sea. Višnjan is a picturesque and lively town and municipality in the western part of Istria. The municipality of Višnjan has 56 settlements and is located in the area between the river Mirna 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 observatories of all time in terms of the number of discovered asteroids. There is a stone house for
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sale in the vicinity of the historic Višnjan. The house is a semi-detached building and was renovated in 2023. The property has approx. 70m<sup>2</sup> floor plan area and is built on 3 floors. On the ground floor of the house there is a tavern with a guest toilet. The entrance to the house is on the first floor. On the first floor there is a living room, a kitchen with a dining room and a coupon. Wooden internal stairs lead to the second floor of the house, where there are two bedrooms and a bathroom. Already from the first floor of this wonderful Istrian stone house there is a view of the sea. The yard of the house is 40m<sup>2</sup> and is located 6m from the entrance to the house. This separate part of the plot was planned for the construction of a swimming pool. Ownership 1/1, No encumbrances, Distance to the sea is 13 km, that is, a 20-minute drive will take you to the beautiful West coast of Istria and its wonderful cities such as Novigrad, Poreč, Vrsar... Certainly a nice property for a nice family life, but convenient and as an investment in the form of tourism. Dear clients, the agency commission is charged in accordance with the General Business Conditions:  
[www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 28214

### Additional contact info

Reference Number: 573056  
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