

ISTRA, VIŠNجان - Obiteljska kuća s velikim poslovnim prostorom, Višnjان, 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, VIŠNJAN - Obiteljska kuća s velikim poslovnim prostorom
Property for:	Sale
House type:	detached
Property area:	270 m ²
Lot Size:	1095 m ²
Number of Floors:	1
Bedrooms:	6
Bathrooms:	3
Price:	525,000.00 €
Updated:	Sep 02, 2024

Condition

Built:	1986
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Location

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

Permits

Building permit:	yes
Ownership certificate:	yes

Additional information

Energy efficiency:	B
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Heating

Central heating:	yes
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Parking

Garage: yes
Number of parking spaces: 4

Description

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ISTRIA, VIŠNJAN - Family house with a large office space Višnjan is located in the interior of western Istria, and it is only 13 km from the first town on the coast, Poreč. The old settlement, whose houses are located on a gentle hill in the green Istrian landscape, had its first inhabitants in antiquity. The mild climate and good soil gave Višnjan excellent vineyards, which is why today this place is one of the centers of agrotourism and a destination marked on the map of the wine roads of Istria. We therefore recommend Višnjan to guests for whom the sea and swimming are not the most important part of their vacation, but who are looking for peace in a place of authentic architecture and rich heritage. If you come to Višnjan, visit the taverns that offer local wine and traditional Istrian cuisine, and use the surroundings for recreation, as the valleys are crisscrossed with paths for walking, cycling and running. At a distance of only 2 km from the center of Višnjan, there is an interesting property for sale with great potential in a beautiful location with a view of the sea and nature. The family house is spread over two floors. The ground floor of 91.05 m² consists of two storage rooms, a bathroom, one large and one smaller room and a boiler room. The garage is an additional area of 15 m². It is necessary to arrange the interior according to the wishes and needs of the new owners. The first floor of the house consists of a decorated, furnished and ready-to-move-in apartment with an area of 91.05 m² and additional area of a large terrace, loggia and balcony (10.60 m² + 4.65 m² + 24.10 m²). It consists of 3 bedrooms, a large living room, kitchen, dining room and bathroom. Three additional buildings belong to this house. - furnished summer kitchen with a fireplace of 31.97 m² - business building with an area of 39.91 m², which consists of two offices, a kitchen, a toilet, a bathroom, a corridor and an entrance hall. - business building - hall, surface area 394.49 m², which is currently rented and used as a warehouse. The special feature of this property is its location - in a quiet environment, yet close to the city center. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions:
www.dux-nekretnine.hr/opci-uvjeti-poslovanja ID CODE: 16515

Additional contact info

Reference Number: 576475
Agency ref id: 16515