

Kamena kuća blizu Višnjana za dovršiti, Višnjani, House



Seller Info

Name: Unikat Immobilien
First Name: Unikat
Last Name: Immobilien
Company Name: UNIKAT IMMOBILIEN
Service Type: Selling and renting
Website: <https://unikat-immobilien.com/>
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Region: Istarska županija
City: Poreč
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About us: Our real estate agency with many years of experience is mainly active on the west coast of Istria. In addition to a classic real estate offer (houses, villas, flats, apartments, land), you can also find a large range of turnkey construction projects with us.

We mediate in the purchase and sale of real estate, mediation of turnkey construction projects and support for these projects, obtaining the categorization for the rental of your property, transfer of the meters after a property purchase to the new owner.

Through our business partners we can offer: Creation of purchase contracts, preliminary contracts, translation of these contracts into your national language, tax advice and accounting.

Thanks to our extraordinary language skills (native German, Croatian and fluent English, spoken and written), we can provide you with comprehensible and detailed advice so you could benefit from our experience in the Istrian real estate market and in construction.

Listing details

Common

Title:	Kamena kuća blizu Višnjana za dovršiti
Property for:	Sale
House type:	in sequence
Property area:	210 m ²
Lot Size:	234 m ²
Number of Floors:	2
Bedrooms:	6
Bathrooms:	1
Price:	230,000.00 €
Updated:	Mar 11, 2024

Condition

Built:	1800
Last renovation:	2023

Location

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

Additional information

Energy efficiency:	In preparation
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Parking

Number of parking spaces:	2
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Description

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Location of the house Istrian stone house, the last in a row, near Višnjan, 17 km from the sea and the town of Poreč, in a small village in a quiet location. The house was renovated in 2023 to the shell construction stage. Layout of rooms The house consists of a ground floor, a first floor and a loft. There are two rooms on the ground floor that could be used as a tavern for socializing or similar. The external stairs lead to the first floor, where there is a large terrace from which you enter the room, which is planned as an open living room with a kitchen and dining room. From the living room, an internal staircase leads to the lower level, in the sense of a intermediate floor, where there are two bedrooms, a spacious bathroom and a storage room. On the floor above the living room, that is, in the high attic, there is another room intended for a bedroom, and it would also be possible to make another bathroom there. Heating and cooling For heating and cooling, a combination of wood stoves, air conditioners and Norwegian radiators is planned, for which the installations have already been prepared. Additional information The house has active water and electricity connections. Preparatory work for the installation of the septic tank has been carried out and the material is on site. The house has a using permit. Directly opposite the house there is a garden of 234 m2 which is included in the price. The house is being sold in its current condition. ID CODE: 530

Additional contact info

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