

ISTRA, VIŽINADA - Rustikalna kuća s panoramskim pogledom, Vižinada, 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, VIŽINADA - Rustikalna kuća s panoramskim pogledom
Property for:	Sale
House type:	detached
Property area:	196 m ²
Lot Size:	565 m ²
Bedrooms:	5
Bathrooms:	3
Price:	650,000.00 €
Updated:	Jun 25, 2024

Condition

Built:	2010
Last renovation:	2022

Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Vižinada
City area:	Vižinada
ZIP code:	52447

Permits

Building permit:	yes
Ownership certificate:	yes



Additional information

Energy efficiency:	B
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Heating

Central heating:	yes
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Description

Description:	ISTRIA, VIŽINADA - Rustic house with a panoramic view Picturesque Vižinada,
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a municipality that is more than 1000 years old, is located in the northwest of Istria on the edge of the Mirna river valley, at 257 meters above sea level, and has 27 settlements under its auspices. Vižinada is full of indescribable peace, but also life, energy, hedonism and gastronomy, with a view so imposing that it is an eternal inspiration, the beauty of which is best evidenced by the fact that it has often served as a backdrop for famous world films. The municipality of Vižinada, a municipality with one of the most beautiful views in Istria, is also considered one of the best wine regions in the Republic of Croatia, where there are more than a million vines that, due to the quality of the land, produce world-award winning wines with special aromas and flavors. This fairytale municipality, which has become synonymous with gastronomy and top winemakers and oil producers, delights with its rich past, cultural heritage and the coexistence of man and nature. Vižinada and its inhabitants seamlessly combine a rich past and magnificent nature with the demands of modern times. On the edge of that picturesque place in the harmony of gently green terraces of vineyards and olive groves and lush forest hills, a rustic house with a panoramic view is for sale. It is immersed in peace, quiet and the charms of nature in a location that exudes tranquility and tradition, offering unforgettable views of the enchanting Motovun and its surroundings. The property represents harmony of space, needs, functions, construction and beauty and is characterized by a combination of traditional and modern, quality of construction and spatial organization of the interior. The comfortable house, all clad in stone, fits in shape and coloristically with the settlement and the landscape and extends through three floors of a functional floor plan; basement, ground floor and attic. The basement consists of a tavern; rooms for socializing with kitchen and pool table, bathroom, storage room and boiler room. The ground floor consists of a kitchen, dining room, living room with access to a covered terrace, two bedrooms, one of which has a gallery and access to a covered terrace, bathroom, guest toilet, pantry and hallway. The attic consists of an entrance hall, a bathroom and a bedroom with access to a covered terrace. The fenced yard is full of greenery, and the perfect harmony is rounded off by the 28 m² swimming pool with a sun deck. The unique location and spatial organization of the interior and exterior of this property provides an opportunity for a comfortable family life or an investment in a tourist rental business. Dear clients, the agency commission is charged in accordance with the General Business Conditions:
www.dux-nekretnine.hr/opci-uvjeti-poslovanja ID CODE: 30350

Additional contact info

Reference Number: 608446
Agency ref id: 30350