

Kamena vila na brežuljku s pogledom na more, Višnjani, Istra, Poreč, 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
Phone: +385 52 433 268
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

Title:	Kamena vila na brežuljku s pogledom na more, Višnjan, Istra
Property for:	Sale
House type:	detached
Property area:	165 m ²
Lot Size:	865 m ²
Bedrooms:	5
Bathrooms:	3
Price:	570,000.00 €
Updated:	Jun 14, 2024

Condition

Condition:	Kept
Built:	2008

Location

Country: Croatia
State/Region/Province: Istarska županija
City: Poreč
City area: Poreč
ZIP code: 52440

Permits

Building permit: yes
Ownership certificate: yes

Additional information

Infrastructure: Active telephone line, Air conditioner, Telephone installation, Black pit



Parking

Number of parking spaces: 2

Description

Description: We are selling a beautiful stone villa on a hill near Višnjan. The villa is located in a quiet village only 3 km from the center of Višnjan, and nearby are all the necessary facilities such as a store, post office, bank, and famous Istrian restaurants and agrotourism! From the floor of the villa there is also a view of the SEA! The villa has 165 m² of living space distributed over the ground floor and first floor, and is located on a plot of land measuring 865 m². On the ground floor there is a kitchen, dining room and living room, hallway, two bedrooms, one of which has its own terrace, and a bathroom. The living room leads to a paved terrace and a sun deck around the pool, and the pool itself has a heat pump for heating and a pleasant 40m² for swimming and enjoying warm summer days! On the first floor of the villa there is a hallway, two bedrooms with private bathrooms, and a balcony with a view of the SEA! In the yard there is a covered carport for two cars. The surroundings of the villa are arranged and maintained, and decorated with beautiful Mediterranean plants. The garden itself is surrounded by a stone wall and tall laurel-cherry bushes! Electric underfloor heating has been installed on the ground floor (new installations made in 2022), and air conditioners have been installed throughout the villa. In the living room there is a classic open fireplace as an additional source of heating and for a wonderful atmosphere during cold days. Custom ID: M-0681 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: 617145
Agency ref id: M-0681
Contact phone: +385 (91) 408-8881