

## Vižinada, kamena villa sa bazenom, Vižinada, House



### Seller Info

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### Listing details

#### Common

Title: Vižinada, kamena villa sa bazenom  
Property for: Sale  
House type: detached  
Property area: 500 m<sup>2</sup>  
Lot Size: 1735 m<sup>2</sup>  
Bedrooms: 6  
Bathrooms: 4  
Price: 1.00 €  
Updated: Jul 31, 2024

#### Location

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

## Permits

Ownership certificate:     yes



## Additional information

Energy efficiency:         In preparation

## Parking

Number of parking spaces:     3

## Description

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This beautiful rustic villa is located in Vižinada, between the sea and the city of Poreč and the interior of Istria. It has a total living area of 500 m<sup>2</sup>, on a beautifully landscaped garden of 1735 m<sup>2</sup>. It extends to the basement, ground floor and first floor. On the ground floor we find a spacious living room, a fully equipped kitchen with the highest quality Miele appliances, a separate dining room and three bedrooms with separate bathrooms. Internal stairs lead to the first floor, where there is an elegantly decorated and equipped study and a spacious bedroom with an open bathroom and a separate toilet. This master bedroom has a fireplace where you can enjoy the cold winter evenings and also an exit to the terrace with a wonderful view. The villa has a basement where there is a room for washing and drying clothes, a sauna and a shower cabin. We also have a luxuriously decorated wine shop where wine lovers can enjoy an intimate atmosphere and socializing. The mentioned rooms have access to the garden. For colder winter days, the house has built-in oil central heating and two fireplaces, and for hot summer days, air conditioners have been installed. The floors are covered with parquet and terracotta, which gives a special charm to the space and goes perfectly with wood and stone. The villa has a beautifully and neatly arranged garden with a spacious swimming pool. From the garden there is a view of nature, olive groves and vineyards, and of Motovun. In the garden there is an outdoor summer kitchen where you can spend pleasant summer evenings with friends and family, and in the back part of the yard there is a garden gazebo in the greenery with comfortable seating where you can rest or relax with a good book. There is also an outdoor shower and a canopy where there is an outdoor wooden table and chairs. The irrigated garden is planted with aromatic herbs such as mint, rosemary, roses and lavender. There are three covered parking spaces in front of the villa. This beautiful villa combines all the elements for a luxurious vacation or a quiet life. The villa is a combination of natural materials, stone and wood, which combine perfectly in a modern home and give a sense of comfort. Its size, beautiful design, quality of construction, arrangement and equipment guarantee comfort and

elegance of living. In addition to its beauty and content, the excellent location allows you to experience all the charms of the interior of Istria - the wine region, close to famous winemakers, restaurants, a diverse food and wine offer, close to bike paths, and only ten minutes away from the sea and city centers. It is ideal for lovers of nature and active vacations, and it is close to Motovun and other famous tourist places that offer a wide variety of facilities. ID CODE: 1453

### **Additional contact info**

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