

ISTRA, VIŠNJAN - Obiteljska prizemnica u mirnom okruženju, Višnjani, 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, VIŠNJAN - Obiteljska prizemnica u mirnom okruženju
Property for:	Sale
House type:	detached
Property area:	88 m ²
Lot Size:	503 m ²
Bedrooms:	4
Bathrooms:	1
Price:	350,000.00 €
Updated:	Aug 01, 2024

Condition

Built:	2018
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Location

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

Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes



Additional information

Energy efficiency:	A+
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Parking

Number of parking spaces:	2
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Description

Description:	ISTRIA, VIŠNJAN - Family one-story house located in a quiet small settlement, within easy reach of all the necessary amenities We present this quality private
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one-story house located only 10 minutes' easy drive from the unmissable town of Poreč. It is a private single-storey house with a perfect arrangement of rooms and high quality, perfect for all those who are looking for their own family home or for all those who are looking for an ideal property for a tourist investment with a guaranteed return on investment. **PROPERTY DESCRIPTION:** This one-story house consists of a total of 88.20m² of living space, and is located on a landscaped and fenced garden of 503m². Upon entering the house, we are first greeted by an entrance hall with a space for a wardrobe, which then leads us into the living area of the house, the "open space" room concept. Here you have the opportunity to spend your free time in a larger and sunny living room, which is decorated with a wood-burning fireplace. In addition to the living room, there is a dining room sufficient for the whole family, as well as a modern, fully equipped kitchen ideal for preparing your favorite delicacies. From the living room of the house there is access to the landscaped Mediterranean garden with a summer terrace and swimming pool. In addition, the house consists of 3 comfortable bedrooms, then a spacious bathroom and a storage room. **DESCRIPTION OF THE GARDEN:** What makes the house special is the beautifully landscaped garden, the central part of which is occupied by a swimming pool with a salt water system (Electrolysis). The pool also has its own beach, ideal for sunbathing and resting after an active day. The completely fenced yard is decorated with numerous Mediterranean plants that make your stay in the open air more pleasant with various fragrant plants and beautiful colors of flowers. Next to the swimming pool there is also a summer kitchen with a barbecue, ideal for socializing and having fun with friends and family during the warmer months of the year. At the front of the garden, there is a parking space sufficient for 2 cars, which can be covered if desired by the future owners. The entrance to the garden is provided from the paved road with the help of an electric gate with sensors. **ADDITIONAL INFORMATION:** It is a high-quality private one-story house that is located last in a row, regardless of the fact that it is a building connected to others on the one hand, the house is surrounded by nature and greenery, which can provide its owners with the maximum level of privacy and peace. * The ownership of the house is in order, owner 1/1, no encumbrances, and the house has all the necessary documentation. * The house is sold fully furnished, without personal belongings, which means that you only need your travel luggage to move in. * Quality PVC joinery was installed on all windows and doors. * Quality thermal and hydro insulation was installed on the house. * In addition to air conditioning in every room, the house is also equipped with a wood-burning fireplace sufficient to heat the entire space during the colder months of the year. In short, it is a property that represents a real investment opportunity for all those who are looking for a safe and peaceful family home, as well as for all those who are looking for real estate ideal for tourist rental with a guaranteed return on investment. For any additional questions, necessary information or wish to organize an appointment to view the house and its location, please feel free to contact us at any time. Dear clients, the agency commission is charged in accordance with the General Business Conditions:

www.dux-nekretnine.hr/opci-uvjeti-poslovanja ID CODE: 32500

Additional contact info

Reference Number: 630543

Agency ref id: 32500