

ISTRA, VIŠNJAN - Kamena ljepotica s panoramskim pogledom na more, Višnjani, House



Seller Info

Name: Agencija Dux nekretnine
E-mail: info@dux-nekretnine.hr
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 - Kamena ljepotica s panoramskim pogledom na more
Property for:	Sale
House type:	detached
Property area:	265 m ²
Lot Size:	826 m ²
Number of Floors:	2
Bedrooms:	4
Bathrooms:	2
Price:	860,000.00 €
Updated:	Nov 05, 2024

Condition

Built:	2013
Last renovation:	2021

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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Heating

Central heating:	yes
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Parking

Number of parking spaces: 4
Covered parking space: yes

Description

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ISTRIA, VIŠNJAN - Unique private stone villa, located in a quiet location with one of the most beautiful panoramic views of the sea and vineyards. We are proud to present this superb and unique stone villa, located in a small settlement of only a few houses, 3 minutes' drive from the center of Višnjan. It is a villa with a unique character that simply leaves all its visitors speechless, already at the very entrance to the villa. This villa is a private property that was never rented out, but was used as a private family home, adapted to all the needs of today's modern family. Head with us towards this rare opportunity and become the owner of a perfect property that flawlessly combines tradition with modern conveniences of life.

DESCRIPTION OF THE VILLA: This villa thus consists of a total of 265m² of living space, which is divided into two floors, ground floor and first floor. On the ground floor of the villa, at the entrance, we are greeted by a graceful lobby that acts as a center that connects the ground floor and the first floor. Passing through the lobby, we access the living area designed according to the "open space" system, without partition walls. Here you can spend your time with friends and family in a comfortable living room, which is decorated with two details, namely a functional high-quality wood-burning fireplace, and the second detail is a glass wall that lets in a rich amount of daylight into the space, and through which stretches an unobstructed view of the garden, vineyard fields and a panoramic view of the sea. Next to the living room is the central room of the ground floor, a spacious dining room, enough for the whole family and friends, while next to it is a luxuriously equipped kitchen with its own storage. What we must point out is that from the ground floor of the villa there is an exit to a larger and more spacious covered summer terrace where there is a larger dining table, a place to rest, relax and read your favorite book, all with a unique view of the sea and greenery. On the ground floor of the villa there is an additional master bedroom with its own bathroom and access to the already mentioned terrace. Additionally, next to the lobby, there is a guest toilet, as well as a laundry room and a technical room. The internal picturesque staircase leads to the upper floor of the villa, where there is a smaller bedroom, which is currently used as a study, then a spacious bathroom, and an additional larger bedroom with its own covered terrace. This terrace is perfect for drinking a glass of your favorite wine during the sunset, and the view that opens up leaves you speechless.

DESCRIPTION OF THE GARDEN: The villa is located on a spacious garden consisting of 826m². By accessing the villa with the help of an asphalted road through an electric sliding gate, we reach a parking space for 3 to 4 cars, one of which is covered. The entire garden is fenced and hidden from view, and it is adorned not only with beautiful stone details but also with a perfectly maintained garden with numerous Mediterranean plants. On the back side of the garden, where the mentioned covered terrace of the villa is

located, there is enough space left to build a swimming pool according to the needs and wishes of the future owners. Currently, there is a private pond on the site with a wooden bridge that adds to the villa's warm and unique feel. There is also a slightly separated and fully equipped summer kitchen, perfect for preparing your favorite delicacies. **ADDITIONAL INFORMATION:** This villa represents a unique property on our market, and we are sure that the new owners will recognize this opportunity in the same way and thus fulfill their desire to find the perfect home. * The villa is sold furnished, without personal belongings. * The villa has underfloor heating installed on the ground floor in all rooms, * Air conditioners have been installed in all rooms of the villa, and gas central heating has been implemented. * There is parquet flooring in the living room and all bedrooms, while high-quality ceramics are found in all other rooms. * On the side of the villa there is a smaller auxiliary building that is used as a storage room for all the equipment needed to maintain the garden. * The ownership of the villa is in order, owner 1/1, without financial burden, and the villa has all the necessary documentation. For any additional questions, necessary information about the villa, as well as the desire to organize an appointment to view the villa and its location, please feel free to contact us at any time. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions. www.dux-nekretnine.hr/opci-uvjeti-poslovanja ID CODE: 32568

Additional contact info

Reference Number: 631717
Agency ref id: 32568
Contact phone: +385 95 576 8337