

Istra - Višnjan, šarmantna kuća sa bazenom, Višnjan, House



Seller Info

Name: Kaiser Immobilien
First Name: Kaiser
Last Name: Immobilien
Company Name: Kaiser Immobilien d.o.o.
Service Type: Selling and renting
Website: <https://kaiser-immobilien.hr/>
Country: Croatia
Region: Primorsko-goranska županija
City: Opatija
ZIP code: 51410
Address: Maršala Tita 97
Mobile: 00385992140008
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About us: The professional team of experts for exclusive real estate of the agency KAISER IMMOBILIEN becomes a partner for clients in a pleasant, undisturbed, discreet and intimate atmosphere. We strive to meet the highest standards and with great commitment we find the perfect property for you. With our expertise, dedication, our instinct and knowledge of the regional market, you can build your dream property in the locations of Kvarner, Istria, Dalmatia and the whole of Croatia. We advise you from the first appointment to the conclusion of the contract and beyond. Each client is approached individually with maximum trust.

The founders of the agency are Silviya Panuccio and Dean Luić.

Leave it to our team of experts who know every challenge on

the way to the best real estate.

Our focus is quality, safety and finding the perfect property for the money invested.

Reg No.: 133/2024

Listing details

Common

Title:	Istra - Višnjan, šarmantna kuća sa bazenom
Property for:	Sale
House type:	semi-detached
Property area:	88 m ²
Lot Size:	591 m ²
Bedrooms:	4
Bathrooms:	1
Price:	350,000.00 €
Updated:	Oct 05, 2024

Condition

Newbuild:	yes
Built:	2018

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:	B
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Description

Description: Kaiser Immobilien offers for sale a real charming beauty among properties. On the west coast of Istria, not far from Višnjan, this beautiful villa with a swimming pool

and a fully landscaped garden with interesting details is hidden. Feel the charms of living in Istria, in a small autochthonous Istrian environment, enjoying the untouched nature and complete privacy of your new house. The property is located only a few km away from the most necessary facilities such as a shop, school, bank, pizzeria, restaurant, school and pharmacy. This beautiful one-story house, measuring 88 m², contains all the elements necessary for living and enjoying your home. The house has three bedrooms, one bathroom, kitchen, living room and dining room, as well as a storage area. One bedroom can also be used as a home office. Above the house there is an attic that can be raised one day and converted into another apartment of the same size, if there is a need for it. The main side of the house is completely facing the sun, as well as the entire content of the yard, thus providing you with enough sunlight throughout the day at the pool and in the living room. The house is heated with air conditioning, and it has the option of using a wood-burning fireplace, which can also be used to heat the space. In front of the house there is a summer kitchen, an outdoor fireplace, a storage area for dry wood and a garden shed. There are mosquito nets on the windows that will protect you from possible insects in the summer season, and at the front door of the house there is also an additional door with mosquito protection, adapted for your pet to be able to enter and leave the house unhindered. The yard of the house offers a special experience with beautifully landscaped paths, a beautiful green lawn, a swimming pool and an outdoor shower with complete privacy due to the wall and fence around the entire yard. The pool contains salt water with automatic maintenance. The yard is 500 m² in size. The house is sold furnished with a few details that the owners will keep for themselves. Distance of the property to the town: Višnjan - Pula Airport, 45 km Višnjan - Ljubljana, 162 km Višnjan - Vienna, 544 km Višnjan - Prague, 868 km Višnjan - Munich, 565 km If you are planning to start your new life in Istria or are looking for a property that use in a tourist sense, in the form of renting, then this beautiful and charming house is just for you. Contact the agent at phone number 00385 923782803, or at the email address: ivana@kaiser-immobilien.hr and allow us to start a new chapter of your life together with you. Agency commission is 3% + VAT. ID CODE: 113-136

Additional contact info

Reference Number: 648099
Agency ref id: 113-136