

Istra - Višnjan, autohtona Istarska vila 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
Phone: 0038551823491
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, autohtona Istarska vila sa bazenom
Property for:	Sale
House type:	detached
Property area:	750 m ²
Lot Size:	3000 m ²
Number of Floors:	2
Bedrooms:	18
Bathrooms:	7
Price:	1,490,000.00 €
Updated:	Oct 09, 2024

Condition

Last renovation: 2015

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



Parking

Number of parking spaces: 5
Covered parking space: yes

Description

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If you want to feel the charms of real Istria as it used to be and taste autochthonous Istrian dishes, then this villa is the right opportunity for you. Kaiser Immobilien presents you a beautiful autochthonous villa in a small Istrian village. The villa is located on a hilly terrain with a beautiful view of vineyards, olive groves and the sea. Silence and peace, only the sounds of nature and the chirping of birds will help you forget about the everyday hustle and bustle and merge with nature and indulge in all the pleasures. The villa is surrounded by a high stone wall, thus providing you with the highest level of privacy. Inside the yard there are two separate houses. A large house and another smaller guest house. A large house with a total net area of approx. 500m² consists of ground floor and 2 floors. On the ground floor there is a summer kitchen with an open fireplace, a fitness room with table tennis and exercise equipment. As part of that part of the house, there are a shower and a toilet for refreshment, and two additional rooms that are used to store deckchairs and other things. On the first floor there is an entrance hall and a kitchen, a large living room with access to a terrace with a beautiful view of the vineyards and the sea, and stone steps to the lower terrace. There is also a wardrobe and a toilet. On the second floor are the master bedroom and bathroom, plus two more bedrooms and two bathrooms. In the middle of the house there is space for an elevator that would connect all three floors. The specificity of this house is an old stone Istrian šterna (rainwater storage tank), which once served as the household's only source of water. The smaller house consists of a ground floor and one floor. The comfortable house has 4 bedrooms and 4 bathrooms. There is also a kitchenette on each floor. The house offers the possibility of being used as two apartments. In the courtyard of the houses there is a beautiful lawn interspersed with paths made of slabs of Istrian stone. There is a large swimming pool (size 16x9m) that provides real refreshment and Olympic swimming on hot summer days. A little lower than the pool are the shower and toilet. The courtyard provides protection from the sun for 5 covered parking spaces for your cars. And that's not all, this beautiful intimate oasis within its property offers another smaller stone apartment (of 30 m²), with its own contents for your unexpected surprise guests, also eager for the smells and tastes of this real Istrian village. The village is located 11 km from Poreč and 47 km from Pula airport. If you are interested in this beautiful property, please feel free to contact me. ID CODE: 113-001

Additional contact info

Reference Number: 648770
Agency ref id: 113-001
Contact phone: +385923782803, +385995677888