

## PREKRASNA ISTARSKA KUĆA NA UMIRUJUĆOJ LOKACIJI, Višnjan.

### House



#### Seller Info

Name: Dogma Nekretnine  
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Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
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About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in

Pula, Anticova 5 and in Zagreb,  
Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

Title:	PREKRASNA ISTARSKA KUĆA NA UMIRUJUĆOJ LOKACIJI
Property for:	Sale
House type:	semi-detached
Property area:	140 m <sup>2</sup>
Lot Size:	413 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	4
Bathrooms:	3
Price:	599,000.00 €
Updated:	Oct 29, 2024

### Condition

Last renovation: 2024

### Location

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

### Permits

Ownership certificate: yes



### Additional information

Energy efficiency: In preparation

### Parking

Number of parking spaces: 2

## Description

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VIŠNJAN, ISTRIA - Istrian stone house with a swimming pool in a soothing location near Višnjan. The soothing location and a beautiful example of a real Istrian stone house from the 1950s create a real feeling of home warmth. The complete renovation started in 2024, the renovation also includes the reorganization of the interior rooms in order to get more open space and better organization for easier use. The exterior cladding of the house is originally made of stone, which is a great detail, and perfectly connects the house with the natural environment that surrounds it. The small town located between Višnjan and Tinjan is known for its quiet location where the local population predominates, family vacation homes, and because of its well-developed, close proximity to tourist towns and centers, it is becoming an increasingly interesting target for foreigners. The house has a total of 140.69 m<sup>2</sup> distributed on the ground floor and 1st floor. The ground floor is an open area of the kitchen, dining room and living room with direct access to the terrace with an airy pergola in front of the pool, where the breeze will circulate perfectly on warm summer days, ensuring freshness. There is also a bathroom and a laundry room on the ground floor. Stairs lead to the 1st floor of the house, where there are 3 bedrooms. One bedroom has its own wardrobe and a separate bathroom, while the other two rooms share one bathroom. The yard and the entire property is decorated with a beautiful natural decor, a tree several hundred years old, it is speculated that it is an 800-year-old tree whose crowns create natural shade and circulation of fresher air in the summer months. In addition to the 24.50 m<sup>2</sup> swimming pool, there is also an outdoor grill where you can enjoy with family and friends. A beautiful example of an original Istrian house, looking for a new owner. Make the right decision with our support for a pleasant real estate buying experience, contact us with confidence: FILIP MARIĆ Licensed agent Mobile: +385 91/335-5350 [filip.maric@dogma-nekretnine.com](mailto:filip.maric@dogma-nekretnine.com)  
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## Additional contact info

Reference Number: 666961

Agency ref id: IS1513132