

PREKRASNA VILLA SA POGLEDOM NA MORE, Višnjani, House



Seller Info

Name: Dogma Nekretnine
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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 VILLA SA POGLEDOM NA MORE
Property for:	Sale
House type:	detached
Property area:	265 m ²
Lot Size:	826 m ²
Number of Floors:	1
Bedrooms:	4
Bathrooms:	2
Price:	860,000.00 €
Updated:	Oct 29, 2024

Condition

Built:	2013
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Location

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



Permits

Building permit:	yes
Ownership certificate:	yes

Additional information

Energy efficiency:	A
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Description

Description:	VIŠNJAN Višnjan is a picturesque town located in the interior of Istria, known for its rich history and cultural heritage. This small town enchants with its medieval streets, stone houses and historical sights such as the church of St. Quirik and Julita. Višnjan is also world-famous for its observatory, which offers a unique opportunity for stargazing. Surrounded by beautiful natural landscapes, it is ideal for cycling tours and hiking. Local gastronomy, enriched with Istrian specialties such as prosciutto, truffles and top wines, additionally completes the experience of
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visiting this charming Istrian town. For sale is this imposing property, which leaves a WOW effect as soon as you step onto the terrace with an open and unobstructed view of the sea. The villa is extremely well built. The ground floor consists of a kitchen with a pantry, a dining room, a living room with a fireplace, a bedroom with a bathroom, and a guest toilet. Stairs with wooden treads lead to the 1st floor, where there are 2 bedrooms (a larger one of 16 m² with an exit to the terrace with a wonderful open view of the sea, and a smaller one of 9 m²) and another bathroom. The ground floor is heated by a fireplace, underfloor heating and an inverter air conditioner. Upstairs, it uses central gas heating and inverter air conditioning. The house has installed: - security system (cameras and alarms) - water purifiers for the whole house, is another independent purifier just for drinking water - installed 4x Vaillant solar collectors for hot water, hot water boiler with a capacity of 510L - Vaillant floor heating system on the ground floor + radiators for heating in every room on the first floor - barn under the terrace with a pump for collecting rainwater, approx. 30 m³ - there is also a gas tank of 2700 m³ buried in the ground on the plot It is sold with sanitary facilities, a complete kitchen, a built-in wardrobe in the bedroom on the ground floor and a double bed for two people and a wardrobe in the bedroom on the first floor. The yard is arranged as a green garden with olive trees, flowers and a pond with a fountain. The lawn and hedges around the entire plot have installations for automatic irrigation. There is also a 12 m² summer kitchen on the plot. * VILLA WITH SEA VIEW * 3 BEDROOMS (one on the ground floor and two upstairs) * 2 BATHROOMS (one on the ground floor and one on the first floor) * GUEST TOILET (ground floor) * FLOOR HEATING, FIREPLACE and AIR CONDITIONING INVERTER ON THE GROUND FLOOR * CENTRAL HEATING (radiators) and AIR CONDITIONING INVERTERS ON THE FLOOR * 4 X SOLAR COLLECTORS * WATER PURIFIER * RAINWATER BARREL * COMPLETE YARD IRRIGATION Gross construction area of the ground floor 200.96 m² Construction gross floor area 64.90 m² TOTAL 265.86 m² The house has all the proper papers: building permit, use permit, energy certificate A and building permit for a 23 m² swimming pool. The property is neat! For a personalized tour, contact with confidence: ROBERTA POROPAT Licensed agent Mobile 00385 95 528-3152 roberta.poropat@dogma-nekretnine.com ID CODE: IS1512611

Additional contact info

Reference Number: 667892
Agency ref id: IS1512611