

## ISTRA, VIŠNجان - Samostojeća kamena starina za adaptaciju, Višnjjan, House



### Seller Info

Name: Agencija Dux nekretnine  
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First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
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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 - Samostojeća kamena starina za adaptaciju
Property for:	Sale
House type:	detached
Property area:	225 m <sup>2</sup>
Lot Size:	780 m <sup>2</sup>
Bedrooms:	7
Price:	250,000.00 €
Updated:	Oct 30, 2024

### Location

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



### Permits

Ownership certificate:	yes
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### Parking

Number of parking spaces:	4
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### Description

Description:	<p>ISTRIA, VIŠNJAN - Detached stone house for adaptation Višnjan is a picturesque and colorful town and municipality in the western part of Istria, between the Mirna River in the north and the Lim Channel in the south, and only 14 kilometers from the city of Poreč. Recently, tourism has been developing thanks to the rich cultural and musical events, the colorful gastronomic offer, and the untouched nature and proximity to the west coast of Istria. Višnjan is known for the Višnjan Observatory and for the karst phenomenon of this region - the Baredine cave, which is arranged for visits and is very attractive for tourists. The ideal way to discover the surroundings of Višnjan and its natural beauties are bicycle paths, the most famous of which is the 29-kilometer Star Trail, which passes through Višnjan. For sale is a detached stone house in a quiet village near Višnjan. The house has a total area of 225 m<sup>2</sup>, and consists of 3 floors that are divided into 2 separate residential units, each with its own entrance and its own yard. The future owner can organize the space according to his own wishes. The building has electricity and water, and the</p>
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city sewerage runs through the place and needs to be connected. The building requires a complete renovation, while the exterior walls can be completely preserved and retain the authentic look of the Istrian house. The house is located on a plot of 780 m<sup>2</sup> and is large enough to build a swimming pool. The proximity of the west coast and tourist attractive Poreč give this property potential and an investment opportunity. Dear clients, the agency commission is charged in accordance with the General Business Conditions:

[www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 34616

### Additional contact info

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