

Obiteljska kuća sa poslovnim objektom, proizvodna /skladišna Hala , u blizini Višnjana, Višnjan, House



Seller Info

Name: Agencija Europartner
First Name: Agencija
Last Name: Europartner
Company: Europartner d.o.o.
Name:
Service Type: Selling
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Email:
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Country: Croatia
Region: Istarska županija
City: Poreč
City area: Poreč
ZIP code: 52440
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About us: Europartner is a licensed real estate agency based in Istria in the town of Poreč, an active member of the Croatian Chamber of Commerce.

Our mission is to fulfill the wishes of our clients, we listen to what you tell us and we are focused on realizing your wishes, which helps us with our many years of experience and acquired market knowledge.

Our Real Estate Portfolio is the result of our work and desire to be among the best, and our satisfied clients are the crown of our profession.

Our business does not end with the signing of the contract, we are still available to our clients for all other jobs from the

moment of purchase to carefree
move into the desired property.

We speak: Croatian, English,
German, Italian

We are enrolled in:

Directory of real estate agents
in the Republic of Croatia,
pursuant to Article 12,
paragraph 2 of the Law on Real
Estate Brokering (Official
Gazette 107/07)
Register of Real Estate Brokers
in the Republic of Croatia,
pursuant to Article 2 of the Law
on Real Estate Brokering
(Official Gazette 107/07)

EUROPARTNER d.o.o
Istarskog Razvoda 1, 52440
Poreč
OIB: 68770135089
MBS: 130003427
Share capital: 20.000,00 HRK
The competent court:
Commerical court Pazin

Listing details

Common

| | |
|----------------|--|
| Title: | Obiteljska kuća sa poslovnim objektom, proizvodna /skladišna Hala , u blizini Višnjana |
| Property for: | Sale |
| House type: | detached |
| Property area: | 673.0 m ² |
| Lot Size: | 1288.0 m ² |
| Bedrooms: | 4 |
| Bathrooms: | 1 |
| Price: | 525,000.0 € |
| Updated: | Nov 18, 2024 |

Condition

| | |
|------------|------|
| Condition: | Kept |
| Built: | 1981 |

Location

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

Permits

Building permit: yes

Additional information

Infrastructure: Water, Air conditioner, Sewage



Parking

Number of parking spaces: 5

Description

Description: We are selling a residential and commercial building in the municipality of Višnjan, in an attractive and well-connected location. Here we are talking about a family house, next to which there are business premises - halls for production or storage activities. The living area of 270m² divides this house into two floors: ground floor and first floor. The ground floor consists of: two storage rooms in front of the entrance, a garage (15 m²) and an unfurnished space of 91.05 m², which is partly rented for the needs of business halls, which are also rented from a well-known winery. The first floor of the house consists of a spacious family apartment with an area of 91.05 m² and a large terrace of 10.60 m² with a wonderful view of the sea, a loggia of 4.65 m² and a balcony of 24.10 m². In the continuation of this space, there are 3 bedrooms, living room, kitchen and dining room, bathroom with bathtub and a separate toilet for guests. In the immediate vicinity of the main entrance to the house, there is a decorated summer kitchen with a fireplace of 31.97 m², behind which is a small garden where the owner grows various vegetables. The front part of the fenced yard is decorated with a lawn and various Mediterranean plants. Outside the yard is a covered parking lot for 5 cars. On the plot of 1288 m², in addition to the family house described above, there are also the following business premises, which are currently rented as a warehouse for a well-known winery. - business building with an area of 39.91 m², which consists of two offices, a kitchen, a toilet, a bathroom, a corridor and an entrance hall. - business building - Hall, surface area 394.49 m², which is currently rented and used as a warehouse. A smaller part of the production and storage units

is located on a plot of land that is owned by the state, and is used on the basis of a lease agreement. This property is particularly interesting for all those who are looking for a property with which they can perform some business activities, and in connection with that, it would particularly emphasize the proximity of the cities of Višnjan and Poreč, and the highway exit that is located in the immediate vicinity. Viewing the property is possible with the signing of the brokerage contract, which is the basis for further actions related to the purchase and sale, all in accordance with the Act on Brokerage in Real Estate Transactions. The agency commission is determined by the brokerage contract, and is payable after the conclusion of the sales contract.

Additional contact info

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Agency ref id: K21
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