

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



Seller Info

Name: Agencija Europartner
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Service Type: Selling
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City area: Poreč
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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: Markovac
ZIP code: 52463



Permits

Building permit: yes

Additional information

Infrastructure: Water, Active telephone line, Air conditioner, Telephone installation, Sewage, ADSL

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.

Additional contact info

Reference Number: 682644
Agency ref id: M-0708