

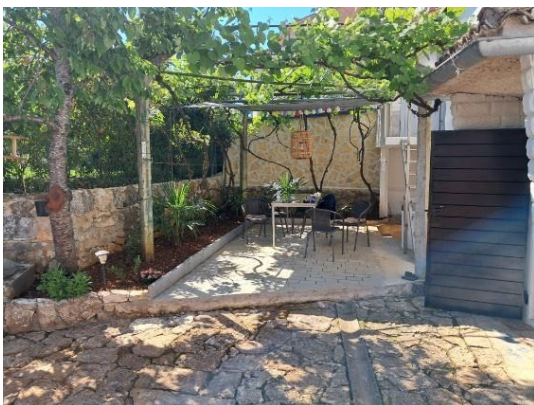
## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

e-mail: [info@istria-adria.com](mailto:info@istria-adria.com)

web: [istria-adria.com](http://istria-adria.com)

info: +386 59 200 071



|                               |         |
|-------------------------------|---------|
| <b>Code :</b>                 | 14658   |
| <b>Location :</b>             | Višnjan |
| <b>Building size :</b>        | 252 m2  |
| <b>Lot size :</b>             | 585 m2  |
| <b>Garden size :</b>          | 0.00 m2 |
| <b>Number of bedrooms :</b>   | 6       |
| <b>Number of rooms :</b>      | 6       |
| <b>Number of bathrooms :</b>  | 1       |
| <b>Parking :</b>              | Yes     |
| <b>Energy efficiency :</b>    | B       |
| <b>Year of construction :</b> | 1980    |

Price : 399.000 €

For sale is a house located in a quiet Istrian village, not far from Poreč and Višnjan. The property offers a pleasant and relaxing environment, away from the noise of the city.

The house spans 252 m<sup>2</sup> of living space, while the yard covers 585 m<sup>2</sup>. It consists of 7 rooms and 4 bathrooms with toilets, making it ideal for a larger family or as an investment for tourist rentals.

A special feature of this property is the spacious terrace with a pool and a beautifully landscaped garden, perfect for enjoyment and relaxation. There is also an auxiliary building on the plot that provides the possibility of converting it into a private wellness area.

The house is equipped with a wood stove, a fireplace, and air conditioning, ensuring a comfortable stay throughout the year.

Additional amenities:

- landscaped yard and garden
- pool
- barbecue
- garden shed

An excellent opportunity for a peaceful family life or as an investment in tourism.

For more information, please