



## Renovated stone house with spacious garden, 21 km away from Poreč

**185.000 €****1.850 €/m<sup>2</sup>**

A detached stone house is for sale with spacious building land located near the forest and fields, on a very quiet location ideal as a cottage or villa for rent. Surrounded by a spacious and nicely landscaped garden of 3.388 sqm (of which 1.272 sqm is a building plot) with aromatic herbs, 3 50-year-old mulberry trees, old roses and fruit trees, a small aronian plant, olive grove of 15 olive trees and on one smaller part is a wooden oak.

The house is about a hundred yards from the village, in a very quiet location, on the road leading to the field, so there is no frequent passing of the vehicle. Nearby are some interesting sights: the Badavca spring, the 13th century church, the Sopajac (the largest market in Istria) and numerous possible hiking and biking routes.

It is only a few kilometers from Visnjan and Baderna and 20 km from the sea (Poreč). The access to the highway is 7 km away.

The house residential area of 100 sqm consists of an entrance hall, a large living room + dining room (which over the glass wall looks out onto the olive grove and fields), large kitchen, bathroom, one larger and one smaller room.

65 cm thick stone walls have indoor insulation, central heating on wood, and an existing water, electricity, collecting pit and ADSL connection. In front of the house is a tiled terrace and a fireplace. Along the house is a parking lot for 3-4 vehicles.

The year of construction of this property was 1920, but it was renovated in 2014 and got a new look. The house is fully furnished and for sale. The floors are covered with gres and ceramic tiles, and the joinery is aluminum and wood.

On the building part of the land, it is possible to build another detached house that would not decrease the harmony with the existing one.

The house is located 19 km from the first beaches near Poreč and 21 km from the center of Poreč. The nearest bigger town is Višnjan, which is 7 km away. Distance from the Pula airport is 54 km. while the Venice airport is 233 km away.

## Summary

Location	Višnjan	Property ID	1959
Price	185.000 €	Type	house

Area	100 m²	Land area	-
Bedrooms	2	Bathrooms	1
Parking spaces	4	Parking spaces (garage)	-
Floor	ground floor	Orientation	West
Ownership type	Co-ownership	Owner	Private owner
Price/m²	1.850 €	Tax	4%
Energy certificate	-	Subtype	detached, ground-floor house

## Distances

Transportation	1000 m
Center	220 m
Sea	19 km
Park	7 km
Pula airport	54 km
School	7 km
Venezia airport	233 km
Near a bigger city	7 km
Store	7 km

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