



## Unique stone house with a sea view near Poreč

450.000 €

1.327 €/m<sup>2</sup>

For sale is a traditional Istrian country estate with two stone houses. The property is situated in a unique location in a dead-end street of a smaller village which has only a few houses at the end of the construction zone. It is facing southwest and is located near only 18 km from Poreč.

This authentic property of 1 126 m<sup>2</sup> has two stone houses that occupy an area of 339 m<sup>2</sup> and are situated in construction area.

The main stone house is detached, consisting of two floors of total area of 254 m<sup>2</sup>. The new owner can enjoy the beautiful view on the sea from the first floor. The second and smaller house also has two floors and it's total surface is 85 m<sup>2</sup>. A spacious stone terrace lays between the houses, where you can find an old traditional Istrian well called "šterna".

The property has electricity, water and telephone connections and its own septic tank. The complete estate is bordered with an old dry stone wall, while the entrance gate in the shape of Istrian "portun" give this property a special charm.

The property has a great potential provided that the existing houses get renovated in the traditional Istrian style. Due to that it can be used as a stone holiday villa or restaurant with rooms for rent.

The estate is located in the construction zone and the existing houses can be reconstructed and upgraded in the same dimensions without obtaining a building permit. For possible extending beyond the original house plans, it is necessary to obtain a building permit. There is also a possibility of buying a larger agricultural land in the village.

Distances: school: 1,7 km, store: 1,7m, playground: 150 m, beach: 17 km, highway: 2 km, airports: Pula: 60 km, Venezia: 220 km.

## Summary

Location	Višnjan	Property ID	2032
Price	450.000 €	Type	house
Area	339 m <sup>2</sup>	Land area	1.126 m <sup>2</sup>

Bedrooms	4	Bathrooms	2
Parking spaces	3	Parking spaces (garage)	-
Floor	ground floor	Orientation	Northwest
Ownership type	Co-ownership	Owner	Private owner
Price/m²	1.327 €	Tax	3%
Energy certificate	Not obligatory	Subtype	detached, family house

## Distances

Restaurant	2 km
Center	1.7 km
Sea	17 km
Pula airport	60 km
Venezia airport	221 km
Near a bigger city	17 km
Store	1.7 km

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