



A stone villa is for sale with a spacious garden near Poreč

1.100.000 €
4.583 €/m²

In the vicinity of Poreč, in Višnjan, in a beautiful and very picturesque location, a charming stone villa is for sale. This beautiful villa is located on a plot of 13226 m² and has a total living area of 240 m² and consists of three floors, ground floor, first floor and attic.

On the ground floor is a large kitchen, dining room, spacious living room with a massive fireplace and an exit to the covered terrace of 19 m² with access to the pool and summer kitchen. The ground floor also has a bathroom with jacuzzi and two utility rooms/pantry.

On the first floor is a spacious bathroom and three bedrooms, of which the master bedroom has an exit to a 10 m² balcony which offers a beautiful view of the whole garden. The attic has two bedrooms and a bathroom.

The villa is equipped with top quality Italian handmade furniture and is for sale as such. Property cooling is provided by air conditioners with inverters, while heating is provided by a fireplace and gas central heating stoves. The house has wooden joinery and the floors are covered with quality terracotta tiles and wood.

The yard has a beautiful pool of 50 m², equipped with hydro-massage system, a large sunbathing area and a summer kitchen with a rustic hearth.

On the site of the former well, underground, a winery was built with perfect temperature throughout the year.

The villa is surrounded by a vineyard, an olive grove with about 70 olive trees, an ecological garden, where a lot of aromatic, medicinal and ornamental plants were grown.

The villa is 2 km from the center of Višnjan with shops, cafes and restaurants. The nearest beach is 14 km away and the center of Poreč is 15 km away. The closest highway entrance is 4 km away, Pula Airport is 55 km from the property and Venice Airport is 223 km away.

Summary

Location	Višnjan	Property ID	2174
Price	1.100.000 €	Type	house
Area	240 m ²	Land area	13.226 m ²

Bedrooms	6	Bathrooms	4
Parking spaces	-	Parking spaces (garage)	-
Floor	ground floor	Orientation	-
Ownership type	Ownership 1/1	Owner	Private owner
Price/m²	4.583 €	Real estate transfer tax	3%
Energy certificate	-	Subtype	detached, family house, villa

Distances

Sea	14 km
Near a bigger city	15 km
Pula airport	55 km
Store	2 km
Venezia airport	223 km
Center	2 km

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