

# House

## Višnjan, Istria



<b>Ref</b>	RE-U-35183
<b>Type</b>	House
<b>Region</b>	Istria > Poreč
<b>Location</b>	Višnjan
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	15000 m
<b>Floorspace</b>	167 sqm
<b>Plot size</b>	4348 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	1
<b>Price</b>	€ 640 000

### Stone House in Secluded Location - Near Višnjan!

Located near the charming town of Višnjan in western Istria, this stunning stone house offers a peaceful retreat surrounded by nature, just 15 km from the sea and the vibrant town of Poreč. Višnjan is renowned for its rich cultural events, gastronomic delights, unspoiled nature, and proximity to the western Istrian coast. Highlights include the Višnjan Observatory and the Baredine Cave, a fascinating karst phenomenon open to visitors. The area also boasts excellent cycling trails, with the 29 km "Star Trail" passing through Višnjan, offering a perfect way to explore the scenic surroundings.

### Property Overview:

- **Location:** Approx. 15 km from the sea, set on a spacious 4,348 m<sup>2</sup> plot
- **House Size:** 167 m<sup>2</sup>
- **Privacy:** Nearest neighbor is 600 meters away, ensuring tranquility
- **Access:** 2 km gravel road leading to the property

### Interior Layout:

#### • Ground Floor:

- Spacious tavern with a large central fireplace that heats the entire house
- Fully equipped kitchen and practical storage room

#### • First Floor:

- Living room with a second fireplace, providing warmth to the upper bedrooms
- Kitchen with dining area
- Terrace adorned with traditional baladurs, perfect for relaxation

#### • Second Floor:

- Two comfortable bedrooms
- Elegant bathroom
- Terrace with views of the surrounding nature

#### • Attic:

- Cozy space with a small study
- Terrace offering panoramic views of the sea and surrounding landscape

### Exterior Features:

- **Courtyard:** Enclosed by high stone walls for complete privacy
- **Amenities:**
  - Spacious parking area
  - Storage room
  - Covered woodshed
- **Sustainability:** Connected to the city water supply and equipped with solar panels for electricity

### Why Choose This Property?

This home perfectly blends traditional Istrian architecture with modern comforts, offering a serene oasis for those seeking privacy and proximity to nature and the sea. Ideal as a permanent residence or a tranquil holiday retreat, this self-sustaining stone house provides an exceptional lifestyle experience in one of Istria's most picturesque locations.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

### Property advantages:

Storage  
Stone house  
Modern

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Price per m<sup>2</sup>:  
3.832 €

Average price/m<sup>2</sup> of this type  
in this region:  
3.180 €

Median price/m<sup>2</sup> of this type  
in this region:  
3.000 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
3.017 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2.624 €

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