

Villa

Višnjan, Istria



Ref	RE-U-42499
Type	Villa
Region	Istria > Poreč
Location	Višnjan
Front line	No
Sea view	No
Distance to sea	10000 m
Floorspace	150 sqm
Plot size	555 sqm

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No. of bedrooms	3
No. of bathrooms	1
Price	€ 395 000

A charming villa with a private pool is for sale just 10 km from the coast, located in the picturesque town of Višnjan in western Istria. The property offers 115 m² of living space on a 555 m² plot, combining privacy, comfort, and a tranquil setting.

Višnjan is a historic and scenic town perched at 244 meters above sea level, surrounded by meadows, fields, and oak and hornbeam forests. Famous for its unique astronomical observatory, one of the most productive in the world in terms of asteroid discoveries, Višnjan blends cultural heritage with natural beauty, creating an exceptional living environment.

The house is located in a peaceful neighborhood close to the town center, providing convenience without sacrificing privacy. Built to high standards, the property ensures long-term comfort and quality of living. The villa is spread over two levels, with a functional layout. The ground floor features an open-plan living area combining the living room, dining room, and kitchen with access to a covered terrace, along with a bedroom and guest toilet. The first floor includes two additional bedrooms and a bathroom.

The landscaped and fenced garden features a swimming pool with a sunbathing area, perfectly complementing the property's interior and creating a harmonious outdoor space for relaxation and entertainment.

With its excellent location, thoughtfully designed interior and exterior spaces, and high-quality construction, this property is ideal both as a comfortable family home and as an investment opportunity for holiday rental in Istria.

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.

Property advantages:

Swimming pool
Garden

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Price per m²:
2.633 €

Average price/m² of this type
in this region:
4.022 €

Median price/m² of this type
in this region:
3.852 €

Average price/m² of this type
in Croatia:
4.532 €

Median price/m² of this type
in Croatia:
3.974 €

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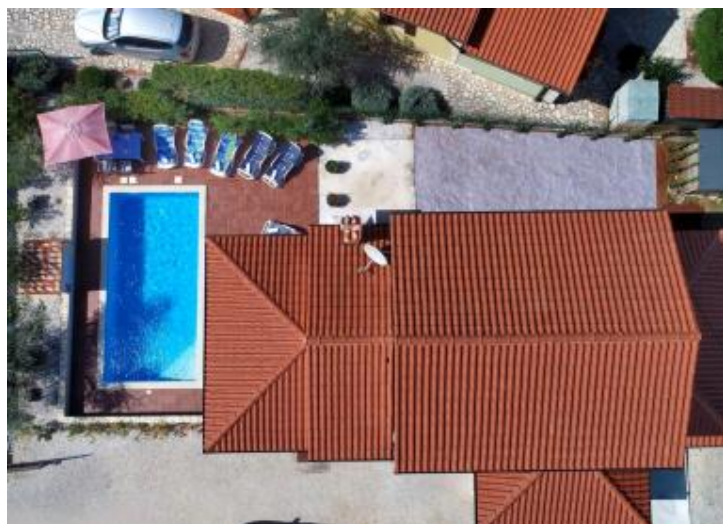
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