

Villa

Vižinada, Istria



Ref	RE-U-23553
Type	Villa
Region	Istria > Porec
Location	Vižinada
Front line	No
Sea view	No
Distance to sea	15000 m
Floorspace	406 sqm
Plot size	1372 sqm
No. of bedrooms	5
No. of bathrooms	5
Price	€ 1 500 000

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Magnificent hacienda in Vižinada, Porec area!

Total surface of the villa is 406 sq.m. land plot is 1372 sq.m.

This noble house was built in 1921 as a school building and completely rebuilt in 2023 as a family villa.

During the renovation, the original stone elements that represent the authenticity of this villa were kept and preserved. The villa is located on the edge of the village on an elevated part of the terrain and is surrounded by beautiful olive groves and vineyards, which ensures privacy and peace. With its stone elements and surroundings, you can feel the original touch of the Istrian climate. The villa extends over two floors, but a little differently than in the case of commercial classical construction, it is a ground floor and a basement.

The ground floor represents the center of life of this property, a spacious area of 268 m² consisting of an entrance hall that perfectly separates the bedroom from the living area, 5 bedrooms with their own bathrooms, a spacious living room of 80 m² with a kitchen and a dining room with a beautiful table for 12. person. From the living room there is access to a beautiful terrace of 150m² where there is a large heated swimming pool of 52m².

At the end of the corridor there is a staircase that leads to the basement of 138m² in which there is a wellness area with a Finnish sauna, a relaxation room and a shower. In addition to the wellness room, there are also 3 storage rooms and a machine room for the swimming pool in the basement.

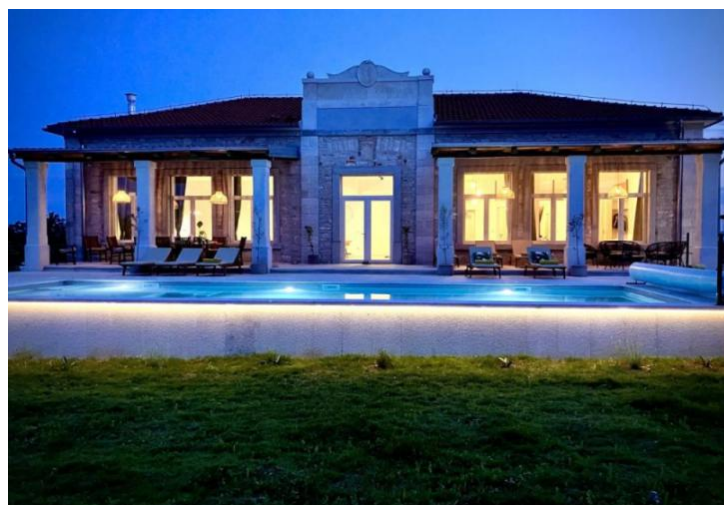
Next to the swimming pool there is a beautiful sunbathing area, an outdoor covered dining area and a covered lounge section. There is also a tavern with a grill in the yard.

There is enough parking space for 6 cars in the yard. This villa represents an excellent opportunity for family life, a luxurious vacation from the stress of city life in the Mediterranean climate or as a financial investment for rental.

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.

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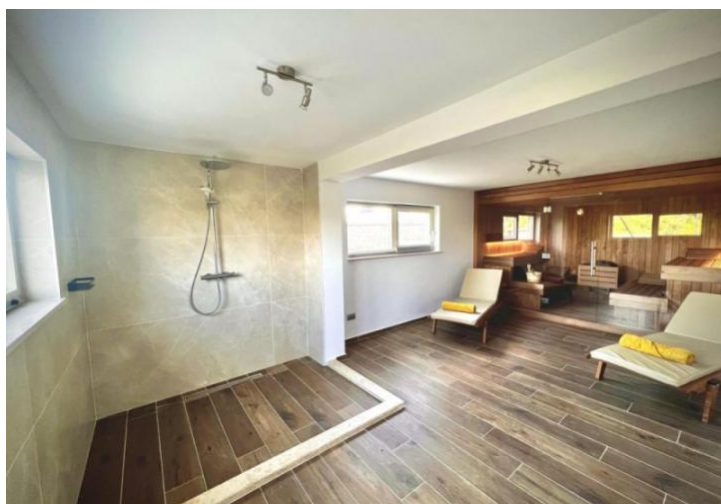
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