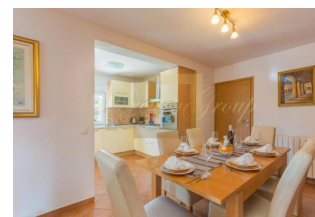




**VIŠNJAN - Ground floor with tavern,
 studio apartment, swimming pool
 and large garden**

Croatia, Istria

Price:	€ 700 000
Object type	House
Market	New building
Year built	2010
Bedrooms	5
Number of rooms	5
Land area	1719 m2
Area	320 m2
Category	For sale



A one-story house with a swimming pool is for sale in the suburbs of Poreč. The surface of the house is 320 m² and is spread over two floors. In the basement, there is one studio apartment of a total of 50 m² and consists of a bedroom, bathroom, living room, and kitchen with a terrace. In the basement, there is also a gym with exercise equipment, a bathroom, three storerooms, and a tavern for socializing.

On the ground floor of the house, there is an apartment of a total of 150 m² and consists of a spacious living room, kitchen, and dining room located in an open space concept, four bedrooms and three bathrooms. There is a built-in fireplace in the living room, which provides additional warmth in the winter. From the living room and the bedroom, there is direct access to the terrace, which offers a view of the pool and the nature that surrounds the house.

In the yard, there is a covered summer kitchen with a fireplace, which is ideal for relaxing with the family by the pool. There is another bathroom next to the pool.

The house has installed PVC carpentry with mosquito nets. The whole house is centrally heated with wood and air conditioning. The house has installed solar panels for obtaining hot water, and there is also the possibility of a heated pool.

The total size of the garden is 1,650 m², and within the single-storey house, there is a building plot on which another holiday home can be built.

All facilities for life from school, restaurants, banks, post office, shopping centers, walks by the sea are only 8 km away from the place.

The place is quiet and surrounded by holiday villas.

This property is an ideal investment both for family life in nature and for tourist rental as additional income.



ID: HR-191-112700
WWW.MERCURYESTATE.COM
TEL./VIBER/WHATSAPP:
+ 37129642499

For more information, feel free to contact us.

Contacts:

Alina Merca

GSM: + 37129642499

(Viber, WhatsApp)

E-mail: alina@mgroup.lv