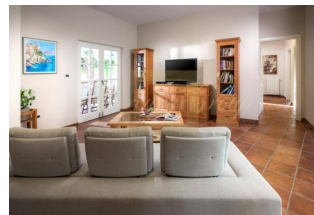
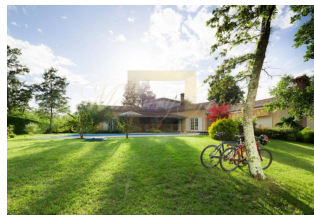




VIŠNJAN, house with a swimming pool and a large garden

Croatia, Istria

Price:	€ 863 000
Object type	House
Market	New building
Year built	2019
Bedrooms	4
Number of rooms	4
Land area	4212 m ²
Area	243 m ²
Category	For sale



At the very end of the village next to Višnjani, this beautiful villa is for sale, adorned with a spacious garden and a large pool of 70 m². The house occupies 243 m² of net living space and is located on a fenced plot of land with a total square footage of 4200 m². Upon entering the villa, you find yourself on the ground floor, in a spacious and airy living room that is illuminated by daylight that penetrates through the glass doors, the sight of which steals your attention - a yard with a beautifully maintained garden and a private pool. The living room is followed by a dining room and a fully equipped kitchen, as well as three bedrooms, an auxiliary toilet, two bathrooms, and a laundry room. On the first floor, there is another bedroom with its bathroom and access to a covered terrace overlooking the garden and pool.

Directly from the living room, there is an outdoor area reserved for socializing and enjoying the summer months, a covered terrace with outdoor dining set by the beach in front of the pool (70 m²). Also, the villa offers several activities such as volleyball, badminton, football courts, table tennis and darts, exercise equipment, and the outdoor grill is another guarantee for good fun and socializing.

In the smaller auxiliary building, there is a lobby, a toilet, and a larger room. The current purpose of the auxiliary building is storage for bicycles and other things, but it could be converted into a luxurious sauna or jacuzzi room or a tavern for socializing in the winter months.

This house provides a real example of living in a quiet and rural environment with a touch of luxury. In addition, the purchase of this property takes over the already well-established business of renting during the tourist season with excellent reviews on all portals where it is advertised.

Additional features:
 - central gas heating is installed throughout the house (the house has its gas tank), while on the ground floor, there is underfloor heating through the living room and kitchen



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- there is a wood-burning fireplace in the living room
- the auxiliary building has a chimney
- every room has an air conditioner for cooling
- outdoor solar shower
- alarm system and video surveillance
- there is preparation for a jacuzzi
- plot partially fenced with drywall

For more information, feel free to contact us.

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