

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

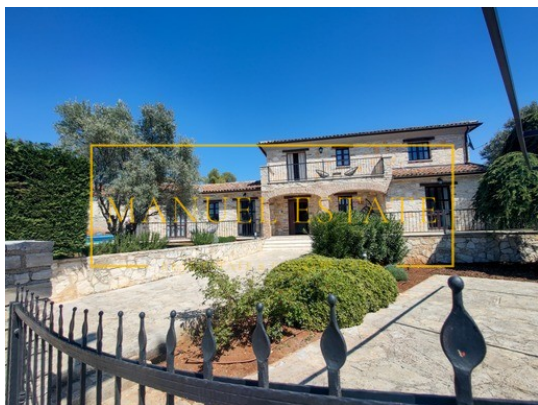
## MANUEL ESTATE

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<b>Code :</b>	11367
<b>Location :</b>	Višnjan
<b>Building size :</b>	165 m2
<b>Lot size :</b>	865 m2
<b>Distance from center :</b>	3000 m
<b>Distance from sea :</b>	10000 m
<b>Distance from airport :</b>	56 km
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	4
<b>Number of bathrooms :</b>	3
<b>Seaview :</b>	Yes
<b>Parking :</b>	Yes
<b>Storage :</b>	Yes
<b>Air conditioner :</b>	Yes
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	2008

Price : 592.000 €

For sale: a charming stone house with a living area of 165 m<sup>2</sup>, nestled in the heart of the picturesque Istrian countryside, in the village of Višnjan. This beautiful property is situated on a spacious 865 m<sup>2</sup> plot, thoughtfully landscaped and filled with fragrant Mediterranean plants. Perfect for those seeking peace and privacy, the house is ideal for family living or as an excellent investment for tourism purposes.

The ground floor of the house is spacious and comfortable. Upon entering, you are greeted by a large hallway that leads to a fully equipped kitchen with a dining area, perfect for family gatherings. The living room exudes warmth and character, with a fireplace creating the perfect ambiance for cozy evenings. The ground floor also features two generously sized bedrooms, each tastefully decorated for maximum comfort, and a modern bathroom. The rooms on the ground floor are equipped with electric underfloor heating, and air conditioning units are installed to ensure a comfortable temperature year-round.

The upper floor of this elegant house contains two additional bedrooms, each with its own luxurious bathroom, providing complete privacy for guests or family members. There is also access to a spacious terrace offering a stunning sea view, an ideal spot for morning coffee or enjoying the breathtaking sunsets that paint the horizon.

The property's garden further enhances its appeal. A heated pool, set among lush greenery, provides a refreshing escape during

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warm summer days, while the covered parking for two cars ensures practicality and protection for vehicles. The entire outdoor area offers a perfect environment for enjoying the outdoors, with ample space for privacy and relaxation.

This stone house, built in 2008, is fully equipped for modern living. From underfloor heating to air conditioning, satellite TV, internet, and a fireplace in the living room, every detail has been carefully designed to ensure comfort and luxury. Additionally, the property has all necessary permits, including a building permit, and is connected to electricity, water, and sewage systems.

Located in a peaceful area, it is just 3,000 meters from the center of Višnjan, while the sea and Poreč are only 10 kilometers away. This house represents a rare opportunity for those seeking the perfect blend of traditional Mediterranean charm and modern amenities, whether as a permanent home, a weekend retreat, or a tourist property.

With its location, features, and irresistible sea view, this property is a unique opportunity, ready to become your new home or dream investment.

Note: If the buyer, after viewing (physical access/personal visit) the property in question with the agency "Manuel Estate d.o.o." made the final decision to buy it and conclude the sale with the owner of the property, he is obliged to pay the agency commission in the amount of 3% + VAT of the total purchase price.