MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

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Code :	11401
Location :	Vižinada
Building size :	81 m2
Distance from center :	2500 m
Distance from sea :	15000 m
Distance from airport :	58 km
Number of floors :	3
Number of bedrooms :	1
Number of bathrooms :	1
Parking :	Yes
Air conditioner :	Yes
Energy efficiency :	Not specified
Year of construction :	0000

For sale: a charming, authentic stone house in the heart of Istria, located in a picturesque village near Vižinada. This romantic home, renovated in 2024, combines traditional charm with modern comforts, making it an ideal choice for peaceful living or an excellent investment opportunity for tourist rentals.

The house spans three floors. The ground floor features a covered entrance with an outdoor barbecue, a modern kitchen with a dining area, a bathroom, and a laundry room. Stone stairs lead to the first floor, which houses a spacious bedroom, while the second floor offers a cozy living room perfect for relaxation. Each room is equipped with air conditioning and a TV for your comfort.

Fully furnished and move-in ready, this property offers the perfect opportunity to experience the beauty of Istria. Known for its stunning landscapes, exquisite cuisine, and proximity to Vižinada, this location is ideal for enjoying all the region has to offer.

The property includes an uncovered outdoor parking space, PVC windows with double glazing, ceramic flooring, and a roof covered with tiles. It has all necessary permits, including a building and usage permit, and the energy certificate is in progress. Located just 15 km from the sea, this house is perfect for holidays or as a rental income source.

Don’t miss the chance to own this gem in Istria! Contact us today for more information and to schedule a viewing.

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.