



BUILDING LAND WITH BEAUTIFUL AGRICULTURAL WORK

 Višnjan

 125,000 €
42 €/m²



Višnjan, located in the heart of Istria, is known for its rich history, peaceful surroundings and outstanding natural beauty. This small town enchants with its characteristic stone streets, traditional Istrian houses and beautiful views of the surrounding fields and the sea in the distance. Višnjan is also known for its observatory, which makes it a center of astronomical activities. With authentic Istrian gastronomy, a peaceful lifestyle and proximity to the coast, Višnjan offers the perfect balance between tradition and modern comfort, making it an ideal destination for those looking for a relaxed life in the heart of Istria.



The spacious plot of land of 3006 m², located on the edge of the urbanized zone, offers the perfect balance between peace, privacy and development potential. Of the total area, about 1100 m² is building land, while the remaining 1906 m² is agricultural land, making it ideal for those who combine a modern lifestyle with a love of nature. There are around 70 well-rooted cherry trees throughout the property, adding value and the opportunity to enjoy your own fruit products. The neutral slope and regular square shape of the land make it easy to plan and build, while the asphalt road is located in close proximity, ensuring easy access. 16 km from the sea, this land offers the perfect combination of rural charm and proximity to urban amenities, making it an excellent opportunity to build a family home or invest in an idyllic setting.

This spacious 3006 m² plot, located on the edge of an urbanized area, is an excellent opportunity for those looking for a balance between peace, privacy and development potential. With around 1100 m² of construction and 1906 m² of agricultural land, the land offers the possibility of building a family home while simultaneously using an orchard of 70 cherry trees. The neutral slope, regular square shape and proximity to the asphalt road make it practical and easily accessible, while the distance of only 16 km from the sea adds value to the location. This property perfectly combines rural charm with modern conveniences, making it ideal for living, investment or both in an idyllic setting.

FOR ALL FURTHER INFORMATION AND VIEWING, FEEL FREE TO CONTACT ME;

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Summary

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|-------------------|--------------|--------------------------|----------------------|
| LOCATION | Višnjan | PROPERTY ID | 2410 |
| PRICE | 125,000 € | TYPE | Land |
| LAND TYPE | FOR BUILDING | AREA | 3,006 M ² |
| ORIENTATION | SOUTH | VIEW AT | GREENERY |
| NUMBER OF FLOORS | - | ACCESS ROAD | - |
| DISTANCE FROM SEA | - | DISTANCE FROM CENTER | - |
| OWNERSHIP TYPE | ORDERLY | CERTIFICATE OF OWNERSHIP | YES |
| LOCATION PERMIT | - | BUILDING PERMIT | - |



Extra features

- Access road

Infrastructure

- Electricity
- Water

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