ID: 2963

# SALE OF A TERRACED FAMILY HOUSE IN THE VIŠNJAN SURROUNDINGS

Vižinada

**220,000 €**
733 €/m²







In the heart of the Istrian hinterland, not far from Višnjan, lies the picturesque Vižinada - a small, peaceful place surrounded by nature, tradition and unique Istrian charm. This is an area where the silence of the village, clean air and a relaxed rhythm of life come together, ideal for anyone who wants to escape the city bustle and find their own corner of peace.

For sale is a charming family house in a row located in an exceptionally quiet and tidy settlement, perfect for those looking for the warmth of home and a touch of authentic Istria. The house is 164 m² in size, oozes character and offers exceptional potential for creating an

idyllic living space. With additional outbuildings, the total area of the entire property is an impressive 300 $m^{2,}$ which provides plenty of space for various purposes.

On the ground floor there is a traditional tavern - perfect for socializing, tasting local products or transforming it into a rustic room according to your wishes. The staircase leads to the house, which has a beautiful kitchen with dining area, a spacious living room with a large bedroom, a bathroom and a practical toilet. Internal stairs lead to the upper floor, which consists of two additional spacious bedrooms that offer plenty of light and comfort, and there is also a large balcony - ideal for morning coffee, enjoying the view of the surrounding nature or relaxing during warm summer evenings. Heating and cooling are regulated by an air conditioning unit, the floors are covered with laminate and ceramic tiles, and wooden joinery is installed throughout the building.

The house is ready to move in, but requires renovation, which represents a perfect opportunity to decorate according to your own taste and create a dream home. In addition to the main house, the price also includes an outbuilding and a shed, which further enriches the possibilities of the future owner - whether for storage space, a workshop, a hobby or conversion into additional content.

This property is an ideal choice for anyone who wants a peaceful, stable and relaxed life in a beautiful Istrian environment, far enough away from the noise of the city, yet close to all the necessary amenities.

FOR ALL OTHER INFORMATION, CALL:

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## Summary

| | | | |
|---|---|---|---|
| LOCATION | Vižinada | PROPERTY ID | 2963 |
| PRICE | 220,000 € | TYPE | House |
| AREA | 300 m² | GARDEN AREA | 50 m² |
| YEAR BUILT | - | YEAR RENOVATED | - |
| ORIENTATION | - | NUMBER OF FLOORS | - |
| ROOMS | 4 | BEDROOMS | 3 |
| BATHROOMS | 1 | TOILETS | 1 |
| DISTANCE FROM SEA | - | DISTANCE FROM CENTER | - |
| PARKING | Yes | PARKING SPACES | 2 |
| POOL | - | VIEW AT | Greenery |
| ACCESS ROAD | - | JOINED ROOMS | - |
| CEILING HEIGHT | 250 cm | ELEVATOR | - |
| HEATING | Air conditioning | JOINERY | Wooden, Very good |

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|---|---|---|---|
| WALLS MATERIAL | Brick | WALLS CONDITION | - |
| TILES | - | PARQUET | Laminate |
| FACADE | Very good | ROOF | Mediterranean |
| INTERNAL STAIRS | Good | EXTERNAL STAIRS | Tiled |
| OWNERSHIP TYPE | Ordenly | CERTIFICATE OF OWNERSHIP | Yes |
| USAGE PERMIT | Yes | ENERGY CERTIFICATE | - |

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## Extra features

- Garage
- Access road
- Tavern
- Balcony
- Yard

## Infrastructure

- Electricity
- Water
- Phone line

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