ID: 2971

EXCLUSIVE SALE OF A FARM BUILDING WITH POTENTIAL

Vižinada

78,000 €
1,200 €/m^2







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 hustle and bustle of the city and find their own corner of peace.

In a quiet village near Vižinada, a detached farm building with a total area of 65m^2 is for sale, once used as a tavern/well. The building is solidly built, with a visible traditional Istrian character, located on a flat and accessible location, surrounded by family houses and

greenery. The property has electricity and water connections, which significantly facilitates future renovation. According to the binding spatial plan, floor plan and area, there is a possibility of converting the building into residential use, either a small holiday home, a studio or apartment, an authentic Istrian tavern or an auxiliary building with a future or existing residential property.

The location of the property offers complete peace and privacy, without the hustle and bustle of the city, while at the same time providing an authentic Istrian atmosphere, making it ideal for a vacation and escape from everyday life. All important amenities are nearby, while Vižinada is only a few minutes' drive away, as are the famous Istrian wine, olive oil and cycling routes. The sea and coast are within a reasonable driving time, which further increases the attractiveness of the location.

This property is ideal for buyers looking for a quiet location with potential, whether for private use, tourist rental or long-term investment, with the possibility of creating their own project in accordance with personal wishes and vision.

FOR ALL OTHER INFORMATION CALL:

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Summary

LOCATION	Vižinada	PROPERTY ID	2971
PRICE	78,000 €	TYPE	House
AREA	65 m²	GARDEN AREA	118 m²
YEAR BUILT	-	YEAR RENOVATED	-
ORIENTATION	-	NUMBER OF FLOORS	-
ROOMS	2	BEDROOMS	1
BATHROOMS	-	TOILETS	-
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	-	JOINERY	-
WALLS MATERIAL	Concrete	WALLS CONDITION	-
TILES	-	PARQUET	-
FACADE	-	ROOF	-
INTERNAL STAIRS	-	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Ordenly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	Yes	ENERGY CERTIFICATE	-

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Extra features

- Access road
- Tavern

Infrastructure

- Electricity
- Water

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