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| <b>Code :</b>                     | 01044              |
| <b>Location :</b>                 | Višnjan            |
| <b>House Type :</b>               | Detached house     |
| <b>Building size :</b>            | 106 m <sup>2</sup> |
| <b>Lot size :</b>                 | 613 m <sup>2</sup> |
| <b>Distance from center :</b>     | 5000 m             |
| <b>Distance from sea :</b>        | 15000 m            |
| <b>Number of floors :</b>         | 2                  |
| <b>Number of rooms :</b>          | 3                  |
| <b>Number of bedrooms :</b>       | 2                  |
| <b>Number of bathrooms / WC :</b> | 2 / 1              |
| <b>Number of parking lots :</b>   | 2                  |
| <b>Year of construction :</b>     | 2020               |
| <b>Energy efficiency :</b>        | Not specified      |
| <b>Sea View :</b>                 | Yes                |
| <b>Internet :</b>                 | Yes                |
| <b>Swimming pool :</b>            | Yes                |
| <b>Climate :</b>                  | Yes                |
| <b>Satellite :</b>                | Yes                |
| <b>Heating :</b>                  | Yes                |
| <b>Furnished :</b>                | Yes                |
| <b>Depository :</b>               | Yes                |
| <b>Outdoor kitchen :</b>          | Yes                |
| <b>Fireplace :</b>                | Yes                |
| <b>Current implemented :</b>      | Yes                |
| <b>Conducted water :</b>          | Yes                |
| <b>Asphalted :</b>                | Yes                |
| <b>Building permit :</b>          | Yes                |

Price : 410.000 €

This beautiful villa with a swimming pool is located in a charming village, only 5 km from a larger town where there is all the necessary infrastructure for a comfortable life, shops, a post office, restaurants, and coffee bars. It consists of two floors; the ground floor and the first floor.

The ground floor consists of an equipped kitchen, a dining room, a living room with a fireplace, a storage room, and a small toilet.

An internal stone staircase leads to the first floor, which consists of two bedrooms, each with an en-suite bathroom.

From the living room and the dining room, there is access to the landscaped garden and swimming pool of 24 m<sup>2</sup>, a sundeck, a partially covered terrace, and an outdoor fireplace.

A geotextile has been installed throughout the garden to make maintenance as simple as possible.

Heating/cooling: in addition to the connection to the fireplace, the villa is heated and cooled using three air conditioners; one on the ground floor and two on the first floor.

Two parking spaces belong to the villa. Villa is for sale completely furnished.



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This property is a real gem on the real estate market and a great investment opportunity because the new owners can pay back their investment in a short time.