POREČ IMMOBILIEN
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Code :	01506
Location :	Vižinada
House Type :	In a row house
Building size :	120 m2
Lot size :	1510 m2
Distance from center :	2800 m
Distance from sea :	17000 m
Number of floors :	2
Number of rooms :	5
Number of bedrooms :	4
Number of bathrooms / WC :	3 / 0
Number of parking lots :	0
Energy efficiency :	Not specified
Current implemented :	Yes
Conducted water :	Yes
Asphalted :	Yes

Price : 279.000 €

A unique property for sale in the heart of inland Istria, ideal for peaceful family living or as an investment for tourism purposes.

The offer includes a partially renovated terraced house, as well as a separate building plot of 1,180 m², providing additional opportunities for construction and development.

The house is spread over three levels – ground floor, first floor, and second floor. The ground floor is functionally arranged and consists of a living room, kitchen with dining area, bathroom, and a technical room.
On the first floor, there are two spacious bedrooms: the master bedroom with its own en-suite bathroom and a second bedroom.
On the second floor (attic), there are two additional bedrooms and another bathroom.

The property was fully renovated in 2015–2016, and since then no one has lived in the house due to family reasons.

Highlights:

completely new electrical installations with new wooden frames for sockets and switches;
replaced water supply and sewage systems;
underfloor heating installed (pipes only, without heat pump);
roof, including the roof structure, fully renewed;
ground floor floors and staircase finished with white natural marble;
windows, shutters, entrance and interior doors are wooden, custom-made;
inter-floor structures replaced with concrete ones.

The owner carried out the renovation for personal living purposes, without

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compromises and with a focus on quality.

On the currently collapsed part of the house, there is a possibility to build a structure in the same style, further increasing residential or tourist capacity.

Additional value is provided by the separate building plot, ideal for constructing a family home or a holiday villa, swimming pool, or relaxation area.

This property represents an excellent opportunity for anyone seeking a combination of traditional Istrian charm and modern possibilities for customization and expansion.