



Code :	01314
Location :	Vižinada
House Type :	Detached house
Building size :	443 m ²
Lot size :	1640 m ²
Distance from center :	3000 m
Distance from sea :	15000 m
Number of floors :	2
Number of rooms :	12
Number of bedrooms :	5
Number of bathrooms / WC :	5 / 2
Number of parking lots :	6
Year of construction :	1919
Year of last adaptation :	2023
Energy efficiency :	Not specified
Balcony :	Yes
Internet :	Yes
Swimming pool :	Yes
Climate :	Yes
Satellite :	Yes
Sauna :	Yes
Heating :	Yes
Underfloor heating :	Yes
Furnished :	Yes
Depository :	Yes
Outdoor kitchen :	Yes
Wellness :	Yes
Alarm :	Yes
Video surveillance :	Yes
Fireplace :	Yes
Current implemented :	Yes
Conducted water :	Yes
Sewage implemented :	Yes
Asphalted :	Yes
Building permit :	Yes

Price : 1.500.000 €

Situated on a picturesque hill south of the Mirna River valley, this old school, built in 1919 and fully renovated in 2023, is for sale.

The villa comprises a basement and a ground floor, with a total net area of 442.67m².

The basement features a wellness area with a sauna, a gaming room, and extra storage space.



POREČ IMMOBILIEN

Bože Milanovića 22, 52440 Poreč

mail: info@porec-immobilien.hr

web: www.porec-immobilien.hr

info: +385 52 422 860

An external staircase leads to the ground floor, which includes a hallway, kitchen, dining room, living room, and five bedrooms, each with its bathroom, as well as a guest toilet. The kitchen, dining room, and living room are designed in an open style, with a fireplace in the living room. Two of the bedrooms also have galleries with additional double beds.

The kitchen provides access to a covered terrace, a sun deck, and a large heated pool. The spacious garden is equipped with automatic irrigation and adorned with local Mediterranean plants.

The property includes a children's playground, an outdoor kitchen with a covered dining area, and parking space for up to 6 cars.

The villa features floor heating throughout, powered by two heat pumps, and fan coils in all rooms for heating and cooling. Additionally, the property is equipped with an alarm system and video surveillance.

The villa's location boasts some of the finest winemakers in Istria and is home to Parenzana, the most famous cycling path in Istria. The nearest shops are just 3 km away.

The villa is sold fully furnished.