ID: 3188

SPACIOUS STONE HOUSE WITH HIGH POTENTIAL WITH LAND

Svetvinčenat

269,000 €
1,287 €/m²







In the heart of central Istria lies picturesque Svetvinčenat – a charming town known for its rich history, authentic stone architecture and unique Renaissance square dominated by the magnificent Morosini-Grimani Castle. This peaceful Istrian municipality offers the perfect blend of tradition, culture and a pleasant life, far from the hustle and bustle of the city, yet with excellent transport connections to the sea and larger Istrian cities.

A semi-detached house is for sale, located in the middle of a row, with a beautiful access road and neat ownership. The property extends over three floors, each approximately 33 m² in size, and is additionally connected to another space on the ground floor of 36 m². The entrances are

separate, but functionally connected, which provides more possibilities for organizing the space – whether for family life, tourist rental or a combination of both. The total square footage of the house is 209m2. On the ground floor there is a hallway and a kitchen, while on the first floor there is a living room and a bedroom. If necessary, the space can also be organized as two bedrooms, one of which is extremely spacious. The second floor is located under a sloping roof, with daylight openings that provide plenty of natural light. The stone walls and authentic structure give it a special charm and offer great potential for decoration in a rustic or modern Istrian style. In front of the entrance there is a small, charming fenced yard that provides intimacy and a space for relaxation. There are also auxiliary buildings next to the house that are currently in use as a woodshed, a tavern and a part where the bathroom is currently located. A special value of this property is the additional building plot that is being sold next to the house. The land has direct access from the asphalt road, and the infrastructure is located along the road itself. The total area of the building plot is 590 m^2. There are several olive trees, pomegranates, figs and various fruit trees on the plot, part of it is arranged as a garden, and at the end of the plot there is a small chicken coop. The property exudes charm, is located in a quiet location and offers numerous possibilities for decoration and conversion according to your own wishes.

Due to its spaciousness and uniqueness, the property offers great business potential for catering activities, which would certainly ensure a very high return on investment on an annual basis and thus become a true Istrian autochthonous beauty that combines tradition, nature and peace. The future property owner can also use it for very comfortable family living in a very quiet location. The mentioned properties are certainly an opportunity for long-term investment. Here you are buying the opportunity to create, grow and see where a beautiful story can be built in an extremely special location. An ideal opportunity for those looking for space, authenticity and long-term value.

FOR ALL ADDITIONAL INFORMATION AND VIEWING, PLEASE FEEL FREE TO CONTACT ME;

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Summary

LOCATION	Svetvinčenat	PROPERTY ID	3188
PRICE	269,000 €	TYPE	House
AREA	209 m^2	GARDEN AREA	-
YEAR BUILT	-	YEAR RENOVATED	-
ORIENTATION	-	NUMBER OF FLOORS	-
ROOMS	3	BEDROOMS	2

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BATHROOMS	1	TOILETS	1
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	Yes	PARKING SPACES	4
POOL	-	VIEW AT	Greenery
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	2,017 cm	ELEVATOR	-
HEATING	Wood stove	JOINERY	Wooden
WALLS MATERIAL	Stone, Concrete	WALLS CONDITION	-
TILES	-	PARQUET	Good
FACADE	Good	ROOF	Concrete
INTERNAL STAIRS	Good	EXTERNAL STAIRS	No external stairs
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	Yes	ENERGY CERTIFICATE	-

Extra features

- Garage
- Access road
- Tavern
- Pantry
- Garden
- Yard

Infrastructure

- Electricity
- Water

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