ID: 3209

HOUSE FOR SALE THAT OFFERS PRIVACY AND AUTHENTIC ISTRIAN ATMOSPHERE

Svetvinčenat

425,000 €
3,632 €/m^2







Svetvinčenat is a picturesque Istrian town located in the southern part of central Istria. Thanks to its peaceful location, and at the same time good connections with larger Istrian cities such as Pula, Rovinj and Poreč, Svetvinčenat has become a very attractive destination for buying holiday homes, luxury villas and investing in tourist rentals. The authentic Istrian atmosphere, rich cultural heritage and beautiful nature make Svetvinčenat an ideal place for a peaceful life, vacation or investment in real estate in the heart of Istria.

In the heart of the peaceful Istrian nature is located this completely renovated stone house that combines traditional charm and modern comfort. It is ideal for anyone looking for an

oasis of peace, but also an excellent opportunity for a tourist rental or a family vacation. The house of 117 m² has been carefully decorated to provide maximum comfort. On the ground floor there is a modernly equipped kitchen connected to a spacious dining room and a cozy living room - the perfect place for socializing and relaxation. The house has three elegant bedrooms, each with its own bathroom, air conditioning and underfloor heating, ensuring complete comfort throughout the year. A special atmosphere is provided by the landscaped 500 m² yard. It has a 30 m² swimming pool with a 12 m² covered terrace, ideal for summer refreshments and relaxation under the Istrian sun. There is also a nice garden house in the yard, which further complements the charm of this property. The property is equipped with PVC joinery and the floors are covered with ceramics and parquet.

This house offers the perfect combination of privacy, authentic Istrian atmosphere and modern lifestyle - whether you are looking for a quiet home, a weekend getaway from the city or an attractive investment for tourist rental.

FOR ALL OTHER INFORMATION, CALL:

+385 97 7744 467
danijela.milotic@family-nekretnine.hr
Danijela Milotić
Assistant in mediation

Summary

LOCATION	Svetvinčenat	PROPERTY ID	3209
PRICE	425,000 €	TYPE	House
AREA	117 m²	GARDEN AREA	530 m²
YEAR BUILT	1945.	YEAR RENOVATED	2024.
ORIENTATION	-	NUMBER OF FLOORS	-
ROOMS	5	BEDROOMS	3
BATHROOMS	3	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	Yes	PARKING SPACES	-
POOL	Yes	VIEW AT	-
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	-	ELEVATOR	-
HEATING	-	JOINERY	Excellent, PVC
WALLS MATERIAL	-	WALLS CONDITION	-
TILES	-	PARQUET	Excellent
FACADE	Excellent	ROOF	Mediterranean
INTERNAL STAIRS	-	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	Yes	ENERGY CERTIFICATE	-

Extra features

- Access road
- Terrace
- Pantry
- Garden
- Swimming pool
- Yard

Infrastructure

- Electricity
- Gas
- Phone line
- Optical internet

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