ID: 3212

DETACHED HOUSE WITH SPACIOUS GARDEN

Svetvinčenat

375,000 €
826 €/m²







Svetvinčenat is a municipality in the interior of Istria, known for its well-preserved medieval center and Renaissance architecture. The center of the municipality is the town of the same name, which is popular for cultural events, local wines and olive oil. The surrounding area also offers numerous natural trails, ideal for cycling and hiking.

Detached farmhouse with a stone house on a large plot

A rarely available farmhouse for sale stands out for its spaciousness, privacy and authentic character. The detached stone house of 454 m² is located on a large plot of 2,670 m², which makes this type of property particularly valuable and difficult to compare on the market. The feeling of openness and peace is already evident upon first arrival - the house is not

surrounded by immediate neighbors, which ensures a high level of privacy and freedom of use of space, both inside the building and on the spacious plot. The property consists of four bedrooms, a kitchen, a living room with a dining room, a utility room, a bathroom and an additional toilet, with several terraces that further expand the living space to the outside. Each room has access to a terrace, emphasizing the connection with the natural environment. The property is given a special charm by an authentic stone tavern, ideal for socializing and creating a warm, traditional atmosphere. The courtyard offers plenty of space for outdoor activities, gardening, recreation or additional decoration according to your own wishes. The house is about 40 years old and requires renovation, but this is precisely where its added value lies – it offers the opportunity to create a unique home or project tailored to personal needs and modern standards. The large, sunny plot opens up a number of possibilities for further development, either for private purposes or as a long-term, well-considered investment. Properties of this type – detached, with such a square footage and garden – are extremely rare on offer. Located in a quiet location with a beautiful view and close to all necessary amenities, this property represents an ideal combination of natural surroundings and the practicality of everyday life.

Highlighted advantages:

- detached house with no immediate neighbors
- large garden of 2,670 m^2 - a rarity on the market
- authentic stone construction with character
- high level of privacy and peace
- potential for decoration according to your own wishes
- PVC windows with shutters on all living openings

The listed property offers a great investment opportunity because, although it requires renovation, it is located in an extremely quiet and attractive location, ideal for vacation or permanent living. By renovating, you can significantly increase its value and adapt it to modern needs, which opens up the possibility of a high return on investment.

FOR ALL OTHER INFORMATION, CALL:

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Summary

LOCATION	Svetvinčenat	PROPERTY ID	3212

ID: 3212

PRICE	375,000 €	TYPE	House
AREA	454 m²	GARDEN AREA	2,700 m²
YEAR BUILT	1900.	YEAR RENOVATED	-
ORIENTATION	-	NUMBER OF FLOORS	-
ROOMS	5	BEDROOMS	4
BATHROOMS	1	TOILETS	1
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	Yes	PARKING SPACES	-
POOL	-	VIEW AT	-
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	-	ELEVATOR	-
HEATING	Wood stove	JOINERY	Good, Very good
WALLS MATERIAL	-	WALLS CONDITION	-
TILES	-	PARQUET	Very good, Laminate
FACADE	Very good	ROOF	Mediterranean
INTERNAL STAIRS	-	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	Yes	ENERGY CERTIFICATE	-

Extra features

- Terrace
- Balcony
- Loggia
- Pantry
- Garden
- Yard
- Garage
- Access road
- Tavern
- Forest

Infrastructure

- Electricity
- Water
- Phone line

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