ID: 3223

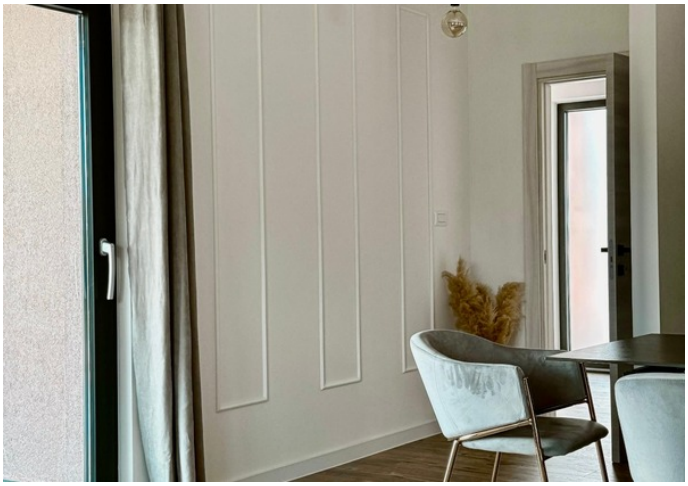
NEW MODERN HOUSE IN SVETVINČENAT

Svetvinčenat

424,000 €
4,000 €/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 nature trails, ideal for cycling and hiking.

For sale is a beautiful modern single-storey house located in a peaceful and natural environment near Svetvinčenat, ideal for vacation, living or tourist rental. The house with a net area of 90 m² (gross area of 107 m²) consists of a spacious living room with a kitchen and dining room in an open space concept, two comfortable bedrooms, a bathroom, an additional toilet, a hallway and a laundry room. The living room opens onto a large covered terrace that

provides the perfect space for relaxing and enjoying the outdoors. The terrace leads to a 28 m² swimming pool with a sunbathing area, which offers an open view of nature - a true oasis of peace and privacy. The house is built with quality materials – porotherm brick, 10 cm of thermal insulation, PVC joinery and an additionally insulated roof. Heating and cooling are provided by air conditioning, and an additional convenience is the chimney that allows the installation of a wood or pellet stove. The property is being sold fully furnished and ready to move in. The swimming pool is currently in the first phase of construction, with the possibility of completing it according to the buyer's wishes for an additional fee. The 548 m² plot is landscaped and fenced, with several olive trees and secured parking spaces.

- Peaceful location surrounded by nature
- Swimming pool and sunbathing area
- Landscaped garden
- Furnished and ready to move in

This property is an excellent choice due to its quality construction, modern design and functional layout that provides maximum comfort for everyday life. The peaceful location and landscaped land with a swimming pool make it ideal for both family life and for vacation or investment in tourist rental.

FOR ALL OTHER INFORMATION, CALL:

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Summary

LOCATION	Svetvinčenat	PROPERTY ID	3223
PRICE	424,000 €	TYPE	House
AREA	106 m²	GARDEN AREA	560 m²
YEAR BUILT	2023.	YEAR RENOVATED	-
ORIENTATION	-	NUMBER OF FLOORS	-
ROOMS	3	BEDROOMS	2
BATHROOMS	2	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	Yes	PARKING SPACES	-
POOL	-	VIEW AT	-
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	-	ELEVATOR	-
HEATING	Air conditioning	JOINERY	Excellent, PVC
WALLS MATERIAL	-	WALLS CONDITION	-
TILES	-	PARQUET	There is none
FACADE	Thermal insulation	ROOF	Mediterranean

INTERNAL STAIRS	-	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	-	ENERGY CERTIFICATE	-

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Extra features

- Access road
- Terrace
- Garden
- Yard

Infrastructure

- Water

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