ID: 3478

FOR SALE A DEVELOPED LAND WITH A HOUSE IN A QUIET LOCATION

Juršići, Svetvinčenat

239,000 €
1,328 €/m^2







Peace and nature in the heart of Istria - a house with a large garden in the municipality of Svetvinčenat, Juršići settlement

Juršići is a peaceful Istrian settlement located in the municipality of Svetvinčenat, known for its rich cultural heritage, beautiful nature and the increasing demand for holiday homes. Thanks to excellent transport connections, the center of Pula can be reached in just 25 minutes by car, while the sea, beaches and numerous amenities are easily accessible. This is an ideal location for anyone who wants a quiet family life or a property with excellent tourist potential.

A detached house with a total area of 180 m² is for sale, located on a spacious plot of 2,768 m². The property is located in an exceptionally quiet location surrounded by greenery, providing future owners with privacy, peace and numerous design options.

The house consists of a ground floor, first floor and a spacious attic, with each floor having approximately 60 m².

On the ground floor there is an apartment with two bedrooms, a bathroom, a kitchen, a living room and an additional small room that can be used as a storage room, a study or a dressing room. The ceiling height is approximately 2.30 and the ceilings are higher on the first floor, which does not reduce the functionality of the space, but leaves the possibility of decorating it according to your own wishes. The floors in the living room and bathroom are covered with ceramics, while the bedrooms are covered with laminate flooring. Wooden joinery with shutters gives the space a traditional character. The living room leads to a space that is currently used as a garage, but it can be converted into a tavern, workshop, laundry room or a separate wellness area with a jacuzzi.

The first floor is almost completely decorated. The hallway and bathroom are covered with modern ceramics, and the layout includes two bedrooms, an additional small room that can be used as a storage room and a spacious open space living room with kitchen and dining room. Laminate flooring is installed in the rooms and part of the living room. A special value is given by the large covered terrace from which there is a beautiful view of the greenery and several surrounding houses. White PVC joinery with roller shutters has been installed on the aforementioned floor.

The staircase leading to the attic needs to be completed, while the attic itself offers excellent potential for arranging an additional comfortable apartment, several bedrooms or a relaxation area. The roof needs to be completed or completely renovated, which gives the future owner the opportunity to adapt the entire space to their own needs.

The spacious garden offers numerous possibilities - from arranging a beautiful garden and swimming pool, a children's playground or a Mediterranean garden, to additional facilities for tourist rental. There is enough space on the plot for a larger number of parking spaces, and the existing dry stone walls further emphasize the authentic Istrian atmosphere.

This property represents an excellent opportunity for family life, but also an investment in tourism thanks to the large plot, the possibility of arranging several residential units and an attractive location in a quiet part of Istria.

Property advantages:

2,768 m² plot
180 m² house
Ground floor, first floor and attic and garage

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Possibility of developing three residential units
Large covered terrace
Quiet location surrounded by nature
Large number of parking spaces
Potential for swimming pool, wellness and additional facilities
Only 25 minutes drive to the center of Pula.
If you are looking for a property with a large garden, privacy and exceptional potential for living or tourist investment, this house in Juršići certainly deserves your attention.

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

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Summary

LOCATION	Juršići, Svetvinčenat	PROPERTY ID	3478
PRICE	239,000 €	TYPE	House
AREA	180 m²	GARDEN AREA	2,768 m²
YEAR BUILT	-	YEAR RENOVATED	-
ORIENTATION	Southwest	NUMBER OF FLOORS	-
ROOMS	8	BEDROOMS	4
BATHROOMS	2	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	Yes	PARKING SPACES	6
POOL	-	VIEW AT	Greenery and forest
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	260 cm	ELEVATOR	-
HEATING	Air conditioning	JOINERY	Wooden, PVC
WALLS MATERIAL	-	WALLS CONDITION	-
TILES	-	PARQUET	Laminate
FACADE	There is none	ROOF	Channels
INTERNAL STAIRS	-	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	-	ENERGY CERTIFICATE	-

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Extra features

- Garage
- Access road
- Terrace
- Garden
- Yard

Infrastructure

- Electricity
- Water

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