



## MODERN HOUSE WITH POOL AND GARAGE

 Svetvinčenat

 **415,000 €**  
2,594 €/m<sup>2</sup>



The Renaissance town of Svetvinčenat is one of the jewels of Istria with a rich tourist offer and numerous events taking place in the exceptionally attractive historical areas of this town. Also, in the surrounding towns, new houses are being built and old ones are being renovated, transforming these places into very pleasant places to live.

In this idyllic location is this beautiful, detached and modern house of 160 m<sup>2</sup>. Located on a plot of 500 m<sup>2</sup>, this property offers the perfect combination of comfort, privacy and Mediterranean lifestyle. The house extends over two floors, ground floor and first floor. On the ground floor there is a kitchen with dining room, spacious living room and bathroom, large terrace and garage.



On the first floor there are three bedrooms, each with its own bathroom, which provides maximum privacy and comfort for family or guests. The house has high-quality PVC joinery with electric shutters. The installation of high-quality ceramics is in preparation, while the bedrooms will also be fitted with high-quality laminate. Heating and cooling is via air conditioning units that will be installed in each room.

The house is completely surrounded by a 1.5 m high wall, which additionally ensures privacy. There is a 28 m<sup>2</sup> swimming pool in the garden, an ideal place to relax during warm summer days.

This property is extremely interesting for those looking for the peace and beauty of a small town and yet have everything they need for a hedonistic stay in it. The proximity of all necessary facilities further supports investing in this property. I highly recommend purchasing this unique house for a comfortable stay and family life in it, and also as a house for tourist rental.

I am at your disposal for any additional information.

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Mirjana Tomičić

Assistant in mediation

## Summary

LOCATION	Svetvinčenat	PROPERTY ID	2897
PRICE	415,000 €	TYPE	House
AREA	160 m <sup>2</sup>	GARDEN AREA	500 m <sup>2</sup>
YEAR BUILT	2024.	YEAR RENOVATED	-
ORIENTATION	-	NUMBER OF FLOORS	-
ROOMS	4	BEDROOMS	3
BATHROOMS	4	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	Yes	PARKING SPACES	-
POOL	Yes	VIEW AT	Greenery
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	-	ELEVATOR	-
HEATING	Air conditioning	JOINERY	Excellent, PVC
WALLS MATERIAL	-	WALLS CONDITION	-
TILES	-	PARQUET	Laminate
FACADE	-	ROOF	-
INTERNAL STAIRS	-	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	-	ENERGY CERTIFICATE	-



## Extra features

- Garage
- Balcony
- Yard
- Swimming pool

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