ID: 3227

CHARMING STONE VILLA WITH POOL AND SEA VIEW

Svetvinčenat

750,000 €
3,409 €/m²







Svetvinčenat offers peace and an authentic Istrian atmosphere. It is known for its historical charm and preserved architecture. Surrounded by nature, it is ideal for a relaxed and quality life.

This beautiful detached stone villa is located in an exceptionally quiet location, which offers complete privacy and harmonious coexistence with nature on a plot of 1,527 m². The property has a total living area of 220 m² and is spread over two floors and exudes warmth, elegance and a carefully designed layout. On the ground floor there is a spacious living room with a fireplace, connected to the dining room and kitchen in an open space concept, from which you can exit to a covered terrace with a summer kitchen, a built-in barbecue and an outdoor

dining area - the perfect place to enjoy the view of the pool and greenery. On the same floor there is also one bedroom with its own bathroom and access to the terrace. On the first floor there are three spacious bedrooms, each with its own bathroom and terrace, which offer a captivating panoramic view of nature and the sea. All rooms are air-conditioned, ensuring maximum comfort throughout the year, and the floors throughout the building are covered with high-quality ceramics. A special value for this property is given by the carefully landscaped garden with a 24 m² swimming pool, a sunbathing area and a landscaped beach, as well as rich horticulture with automatic irrigation. The property is completely fenced, mostly with indigenous dry stone walls, which further emphasizes authenticity and privacy. There is also a spacious parking lot and a landscaped children's playground.

Buying a stone house on a large plot of land in Svetvinčenat represents a combination of authentic Istrian charm and a modern way of life. Traditional stone construction provides special warmth, durability and timeless aesthetics, while the spacious plot ensures peace, privacy and numerous design options - from a swimming pool and garden to additional amenities for enjoyment.

This location offers the perfect balance between nature and accessibility - you are surrounded by greenery and silence, and at the same time a short distance from the sea and larger cities. This is precisely why such properties are highly sought after both for personal vacations and as an investment in tourist rentals. A large garden further increases the value of the property, providing the freedom and comfort that is increasingly sought after today – whether for family life, an escape from the city crowds or a luxurious vacation in your own quiet corner of Istria.

FOR ALL OTHER INFORMATION CALL:

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

Summary

LOCATION	Svetvinčenat	PROPERTY ID	3227
PRICE	750,000 €	TYPE	House
AREA	220 m²	GARDEN AREA	1,527 m²
YEAR BUILT	-	YEAR RENOVATED	-
ORIENTATION	-	NUMBER OF FLOORS	-
ROOMS	5	BEDROOMS	4
BATHROOMS	4	TOILETS	1
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	-	PARKING SPACES	3
POOL	Yes	VIEW AT	-
ACCESS ROAD	-	JOINED ROOMS	-

ID: 3227

CEILING HEIGHT	-	ELEVATOR	-
HEATING	Air conditioning, Wood stove	JOINERY	Excellent, PVC
WALLS MATERIAL	-	WALLS CONDITION	-
TILES	-	PARQUET	Excellent
FACADE	Thermal insulation	ROOF	Mediterranean
INTERNAL STAIRS	-	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	Yes	ENERGY CERTIFICATE	-

Extra features

- Access road
- Terrace
- Garden
- Yard

Infrastructure

- Electricity
- Water
- Gas
- Sewerage
- Phone line
- Optical internet

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