ID: 3234

# SALE OF A DETACHED HOUSE

Svetvinčenat

**365,000 €**
3,510 €/m$^2$







Svetvinčenat is one of the most charming Istrian towns, known for its authentic atmosphere, rich history and relaxed lifestyle. Surrounded by nature and greenery, it offers an ideal combination of peace and privacy, with good connections to all important amenities and tourist destinations.

This new detached house is located in such an environment, completely completed on a "turnkey" basis. It extends over 105.4 m² of living space, on a plot of 555 m². The house has a functional layout and includes two bedrooms and a spacious living room connected to the kitchen and dining room, creating a pleasant and modern living space. The living openings are

all equipped with high-quality PVC joinery and heating and cooling will be regulated by an air conditioning unit. A wood-burning stove will also be installed.

A special advantage of this property is the possibility of participating in the final decoration - the future owner can choose tiles, laminates and some furniture according to their own wishes, thus completely adapting the home to their style.

This property is an ideal choice for those looking for a new, high-quality detached house in a quiet environment, either for family life or as a safe investment for tourist rental.

FOR ALL OTHER INFORMATION, CALL:

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## Summary

| | | | |
|---|---|---|---|
| LOCATION | Svetvinčenat | PROPERTY ID | 3234 |
| PRICE | 365,000 € | TYPE | House |
| AREA | 104 m² | GARDEN AREA | 555 m² |
| YEAR BUILT | 2025. | YEAR RENOVATED | - |
| ORIENTATION | - | NUMBER OF FLOORS | - |
| ROOMS | 3 | BEDROOMS | 2 |
| BATHROOMS | 2 | TOILETS | 1 |
| DISTANCE FROM SEA | - | DISTANCE FROM CENTER | - |
| PARKING | Yes | PARKING SPACES | - |
| POOL | Yes | VIEW AT | - |
| ACCESS ROAD | - | JOINED ROOMS | - |
| CEILING HEIGHT | - | ELEVATOR | - |
| HEATING | Air conditioning, Wood stove | JOINERY | Excellent, PVC |
| WALLS MATERIAL | - | WALLS CONDITION | - |
| TILES | - | PARQUET | - |
| 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
- Swimming pool

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