

**EURO PARTNER**

Istarskog razvoda 1, 52440 Poreč

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<b>Code :</b>	00168
<b>Location :</b>	Svetvinčenat
<b>Building area :</b>	129 m2
<b>Land area :</b>	226 m2
<b>Number of bedrooms :</b>	6
<b>Number of bathrooms :</b>	6
<b>Number of toilets :</b>	1
<b>Distance from the center :</b>	200 m
<b>Distance from the sea :</b>	14 km

**Price : 530.000 €**

**BUILDING**

<b>Number of rooms :</b>	7
<b>Number of floors :</b>	1
<b>Energy class :</b>	in preparation
<b>Year of renovation :</b>	2024
<b>Condition :</b>	Renovated

**AREAS & SPACES**

<b>Storage room :</b>	Yes
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**AMENITIES**

<b>Sea view :</b>	Yes
<b>Number of parking spaces :</b>	1
<b>Pool :</b>	Yes

**HEATING & COOLING**

<b>Air conditioning :</b>	Yes
<b>Fireplace :</b>	Yes

**INFRASTRUCTURE**

<b>Electricity :</b>	Yes
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ISTRIA, Svetvinčenat, surroundings - Stone house with swimming pool and additional apartment.

In a quiet cul-de-sac, in the wonderful surroundings of Svetvinčenat, is this three-story stone house with a swimming pool and an auxiliary facility. This property represents an ideal combination of traditional construction and modern design, providing comfort and luxury.

The house is spread over land with a total area of 226 m2, with a net living area of 129 m2. It consists of 6 spacious bedrooms, 2 bathrooms with a toilet and an additional toilet, spread over 3 floors.

On the ground floor of the house there is a living room, a kitchen, a dining room and a small guest toilet. In addition, the ground floor leads to a terrace that provides access to the pool. Internal stairs lead to the second floor where there are 3 bedrooms and a bathroom with a toilet, while on the top floor there are 3 more bedrooms and a bathroom with a toilet.

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The house is connected to the yard through the ground floor, which provides access to the sun deck, swimming pool and other facilities. On the same land there is also an auxiliary building, designed as an apartment, with a net living area of 34 m<sup>2</sup>. It consists of 2 rooms, a bathroom with a toilet and a small storage room.

In addition, the house offers additional benefits such as a 6x3 m swimming pool, wood heating and the possibility of installing solar panels. The future buyer has the opportunity to choose equipment and furniture according to his own wishes.

It is important to note that the stated price is valid for a fully completed turnkey house, but there is also the possibility of buying the property in its current state.

This property is the perfect place to start a quiet family life or as an investment for the purpose of a tourist rental, providing comfort, privacy and elegance at the same time.

Dear Buyers, property viewings are possible upon prior signing of a viewing record, which serves as the basis for any further steps related to the purchase process and for the calculation of the agency fee in accordance with applicable law. As an authorised real estate broker, EURO PARTNER d.o.o. charges the buyer a brokerage fee of 3% + VAT of the agreed purchase price upon conclusion of the preliminary agreement or sale contract.