

EURO PARTNER

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Code :	00408
Location :	Svetvinčenat
Building area :	180 m2
Land area :	491 m2
Number of bedrooms :	3
Number of bathrooms :	3
Distance from the center :	2 km
Distance from the sea :	22 km

Price : 499.000 €

BUILDING

Number of rooms :	5
Energy class :	in preparation
Year of construction :	2011
Year of renovation :	2025

AMENITIES

Terrace :	Yes
Parking :	Yes
Pool :	Yes

HEATING & COOLING

Air conditioning :	Yes
Underfloor heating :	Yes

INFRASTRUCTURE

Electricity :	Yes
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DOCUMENTATION

Ownership certificate :	Yes
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In a peaceful village just 2km from Svetvinčenat, a well-maintained villa of 180 m2 is for sale on a plot of 491 m2. Stone details, wooden beams, and a covered terrace give it a warm Istrian character, while the pool and secluded yard create a space for relaxation in complete privacy.

On the ground floor, there is a living room with access to the terrace, a dining room, a kitchen, a bedroom, and a guest toilet. Upstairs are two more bedrooms, each with its own bathroom, as well as a terrace. The layout allows for a comfortable stay for families and guests, with a practical bedroom on the ground floor.

The outdoor space is designed for enjoyment: next to the pool is a sunbathing area, and under the vine, a covered dining area for long summer lunches and dinners. A special feature of the villa is an additional gathering space with a fireplace, a small kitchen, and a large table — a place where gatherings can continue throughout the year.

The villa is already being used for tourist rentals, making it an attractive option both as a vacation home and as a property for continued rental.