

Villa

Svetvinčenat, Istria



Ref	RE-U-30578
Type	Villa
Region	Istria > Rovinj
Location	Svetvinčenat
Front line	No
Sea view	No
Distance to sea	10000 m
Floorspace	360 sqm
Plot size	615 sqm
No. of bedrooms	6
No. of bathrooms	6
Price	Price upon request

Charming rustic villa with a swimming pool for sale in Svetvincenat area, cca. 10 km from the sea! It is located in a small village located in the interior of Istria, only 15 minutes' drive from the first beaches. Surrounded by nature in a quiet location, it certainly does not leave its visitors indifferent.

The total square surface is 360m² of living space, which is divided into two floors, thus providing enough space for a safe and comfortable stay.

Thus, the ground floor of the villa offers an entrance hall that separates the private/sleeping area from the living space. In a larger open space, there is a rustic and well-equipped kitchen with a dining area, as well as a living room with a fireplace, which is also decorated with a large glass wall with a view of the pool and garden. Through the same glass wall, there is a direct passage to the outside larger covered terrace with summer kitchen and fireplace. Two bedrooms with bathrooms can also be found on the ground floor of the villa. An internal staircase leads to the first floor, where you will find 4 bedrooms, each with its own bathroom. Of the same 4 bedrooms, 2 have their own exit to a larger terrace with a view of the environment, greenery and nature. An equal approach to decoration and rustic design with modern solutions and details runs through the entire villa. In the garden of this charming villa, there is also a comfortable swimming pool of 41m² in total, the already mentioned equipped summer kitchen and outdoor toilet, as well as a designated area for rest and escape from the city lifestyle drowned in the natural greenery of the garden, which is taken care of by an automatic system irrigation. In order to make the stay in the yard as pleasant as possible, maximum privacy is ensured.

In addition, parking for several cars is provided in the garden, in addition to the existing garage with two parking spaces.

Additional details:

Central heating with a solid fuel system (wood/pellets) is installed on the ground floor for heating the villa, then the mentioned fireplace in the living room, and of course smart air conditioners for heating and cooling in all rooms. However, future owners are left with the option of underfloor heating, as the current owners have installed the first stage, and since they have the option of choosing an underfloor heating system.

Thermal/hydro insulation of 10 cm was installed on the facade.

The villa is sold fully furnished, it is provided with an alarm system (sensors, alarm, cameras), and the advantage is that it is distant from the city crowd and urbanity, thus providing the opportunity to rest in a safe and quiet location.

Namely, in this case, the villa represents an excellent investment opportunity, given that the annual gross income is currently €70,000.

You can use it for personal accommodation or for renting.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

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Average price/m² of this type
in this region:
3538 €

Median price/m² of this type
in this region:
3344 €

Average price/m² of this type
in Croatia:
4345 €

Median price/m² of this type
in Croatia:
3846 €

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Tel: +385 91 357 3071 Viber, Whatsapp
info@adrionika.com
www.adrionika.com

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