

Villa

Svetvinčenat, Istria



Ref	RE-U-32370
Type	Villa
Region	Istria › Rovinj
Location	Svetvinčenat
Front line	No
Sea view	No
Distance to sea	14000 m
Floorspace	220 sqm
Plot size	1290 sqm
No. of bedrooms	4
No. of bathrooms	3
Price	€ 750 000

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Rejuvenated villa in Svetvinčenat, 14 km from the sea.

In one of these picturesque settlements lies a meticulously renovated, authentic stone beauty, spanning 220 square meters.

On the ground floor, the house features an open-plan kitchen with a dining area, a spacious living room, a toilet, and a laundry room. Ascending the internal stairs from the living room, one reaches the upper floor, which houses four bedrooms. Two of the bedrooms boast en-suite bathrooms, while the remaining two share a single bathroom. All rooms are equipped with air conditioning. The upper floor is distinguished by its high ceilings adorned with indigenous beams, bestowing the space with a romantic, rustic charm.

The expansive garden is a highlight, featuring a large swimming pool complete with a beach and jacuzzi, and an auxiliary building of 40 square meters. This outbuilding is partially designated for social games, while the remainder serves as storage space. An outdoor fireplace adds to the ambiance, making it perfect for gatherings.

The territory of 1290 sq.m. provides ample space for six cars and is enclosed, featuring a remote-controlled gate and a video alarm system for security.

The house has been completely renovated, with stone and wood elements used throughout to honor the traditional Istrian style and heritage. While the external shutters are crafted from wood, the windows are made of modern PVC.

This property is offered fully furnished and is nearly ready for rental.

Contact us with confidence and seize the opportunity to own this beautiful and quality house.

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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Price per m²:
3409 €

Average price/m² of this type
in this region:
3532 €

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

Average price/m² of this type
in Croatia:
4349 €

Median price/m² of this type
in Croatia:
3861 €

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