

Villa

Svetvinčenat, Istria



Ref	RE-U-22423
Type	Villa
Region	Istria > Rovinj
Location	Svetvinčenat
Front line	No
Sea view	No
Distance to sea	20000 m
Floorspace	208 sqm
Plot size	596 sqm

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No. of bedrooms	4
No. of bathrooms	3
Price	€ 790 000

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Beautiful stone Istrian villa with an additional residential unit and swimming pool in a quiet location Renaissance town Svetvinčenat in Istrian hinterland!

Total area is 208 sq.m. Land plot is 596 sq.m.

This charming stylish attached house is located in a quiet neighborhood, completely surrounded by a stone wall and secured by an alarm system. It is located last in the row and thus provides complete privacy.

In fact there are two auxiliary buildings and a swimming pool with a beach are located on the garden decorated in a Mediterranean style. There is also parking for three cars.

The house has an area of 154m² spread over two floors.

On the ground floor of the house there is a kitchen with a dining room, a living room, a hallway and a guest toilet. The terrace of the house is accessed from the kitchen and also from the living room. Exiting the kitchen leads to a covered terrace with a table for 8 people and a barbecue.

The internal stairs lead to the first floor of the house, where there are two bedrooms, one of which has a walk-in closet. On the first floor of the house there is also a bathroom and an exit from the house.

The internal stairs lead to the second and last floor of the house. There in the attic there is a bedroom with a walk-in closet and a bathroom.

The heating system was implemented on several options; pellet central heating, solid fuel stove and a solar hot water heating system on the roof of the house. The house is equipped with air conditioning.

The second residential unit is 54m² and is located right next to the swimming pool.

The house, ground floor, consists of an "open space" kitchen with a dining room, a bedroom and a bathroom.

Next to the house there is a terrace with a stone table for 4 people. The house is equipped with an air conditioner. The house is heated using a wood stove.

A swimming pool and three auxiliary facilities are located on the beautifully landscaped and stone-clad grounds. The first and second auxiliary objects are located opposite the pool, in a row, and have an area of 30m² and 27m².

The third auxiliary facility, i.e. the warehouse, is located next to the entrance to the parking lot.

The house has been completely renovated and built and paved with stone blocks, which makes it special and as such is a rarity on the market! Only high-quality materials were used in the construction and furnishing of the house. The house is sold furnished, and as such it is ready for immediate occupancy.

The property is located not far from all facilities necessary for a beautiful and pleasant life.

The distance to the sea is 20 km, or a 25-minute drive will take you to beautiful beaches and crystal clear sea. Certainly a beautiful property for a luxurious family life, but also suitable as an investment in the form of elite tourism.

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:
3798 €

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:
4354 €

Median price/m² of this type
in Croatia:
3869 €

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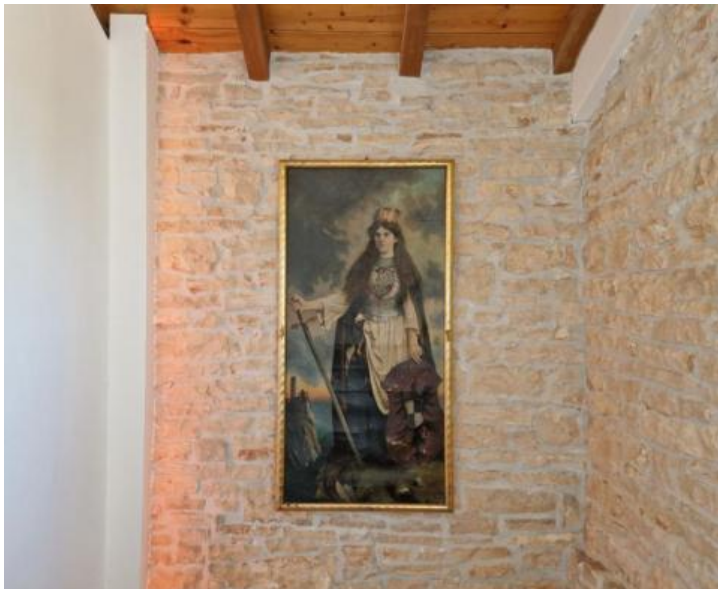
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