

# Villa

Bokordići, Svetvinčenat, Istria



<b>Ref</b>	RE-U-22818
<b>Type</b>	Villa
<b>Region</b>	Istria > Rovinj
<b>Location</b>	Bokordići, Svetvinčenat
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	15000 m
<b>Floorspace</b>	150 sqm
<b>Plot size</b>	510 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 405 000

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Romantic Istrian villa in Svetvincenat area

It is cca.15 km from the beach within peaceful green scenery.

The lovely Renaissance town of Svetvinčenat is located on a rugged plateau surrounded by forests, pastures and vineyards. Svetvinčenat is located at 310 meters above sea level in the south of central Istria and is dominated by one of the most beautiful Renaissance squares in the country and the oldest and best preserved medieval castle in Istria. There are 22 settlements in the municipality of Svetvinčenat, which is adorned with natural beauty, rich historical and cultural heritage, artistic manifestations and food and gastronomy tourism.

This unique architectural treasure is located in one of the settlements of the municipality of Svetvinčenat - a beautiful Istrian stone house that exudes charm and tradition.

This charming property is located in a quiet location and offers privacy and relaxation in untouched nature.

The villa of 150m<sup>2</sup> consists of a ground floor and two floors. On the ground floor there is a living room with a kitchen and dining room, a bathroom and an additional room that can be used as a bedroom, but also as a study, playroom or space for hobbies. On the first floor, there is another living room with access to the balcony and one bedroom with a bathroom.

On the second floor, there is another bedroom with its own spacious terrace and bathroom. The house is air-conditioned for a pleasant stay throughout the year, and the rustic wood stove creates a warm and cozy atmosphere during the winter months.

This beautiful stone villa is located in the picturesque Istrian landscape. The large garden of 510 sq.m. around the house provides space for outdoor enjoyment, whether you want to organize a family picnic or just enjoy the charms of nature.

This romantic Istrian stone house has another advantage - a spacious luxurious swimming pool that will win you over at first sight. The pool is perfectly integrated into the beautiful garden, creating an oasis of peace and relaxation that will refresh you during hot summer days. It will make you feel like you are at your own private resort. Enjoy the silence, relax with the sound of water and chirping birds and surrender to the charms of nature. The pool is an ideal place to escape from everyday stress and the fast pace of life.

The property is located in a traditional Istrian village with friendly locals, yet close enough to urban centers for quick access to all amenities.

This stone villa has incredible potential for your new home or as a tourist investment.

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 m<sup>2</sup>:  
2700 €

Average price/m<sup>2</sup> of this type  
in this region:  
3529 €

Median price/m<sup>2</sup> of this type  
in this region:  
3344 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4345 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3850 €



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