

Villa

Svetvincenat, Istria



Ref	RE-U-25815
Type	Villa
Region	Istria > Pula
Location	Svetvincenat
Distance to sea	15000 m
Floorspace	170 sqm
Plot size	625 sqm
No. of bedrooms	4
No. of bathrooms	3
Price	€ 570 000

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Wonderful fairy tale property, on a craggy plateau surrounded by forests, pastures and vineyards, the lovely Renaissance town of Svetvinčenat is located.

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 ethnic and gastronomic tourism.

A beautiful, newly adapted stone villa of 170 sq.m. for sale in a small settlement near Svetvinčent.

The ground floor consists of an entrance area, a large living room and kitchen, a covered terrace, one bedroom, a bathroom and a storage room.

We climb the internal stairs to the upper floor where there are three bedrooms, two bathrooms and two large covered terraces.

The interior is furnished with great care and love, and the combination of stone gives the house a special charm.

On the 625 m2 garden there is a beautiful pool with salt water that has a healing effect on your skin. The children's part of the pool is 30 m2, with a water height of 40 cm, while the adult part is 40 m2 with a water height of 145 cm.

There are parking spaces for your tin pets in the garden.

The villa was completely renovated in 2022 and as such is waiting for a future owner.

Due to the proximity of all amenities and major tourist spots, this property and location is an ideal tourist rental or for family life.

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:
3353 €

Average price/m² of this type
in this region:
3596 €

Median price/m² of this type
in this region:
3550 €

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

Median price/m² of this type
in Croatia:
3850 €

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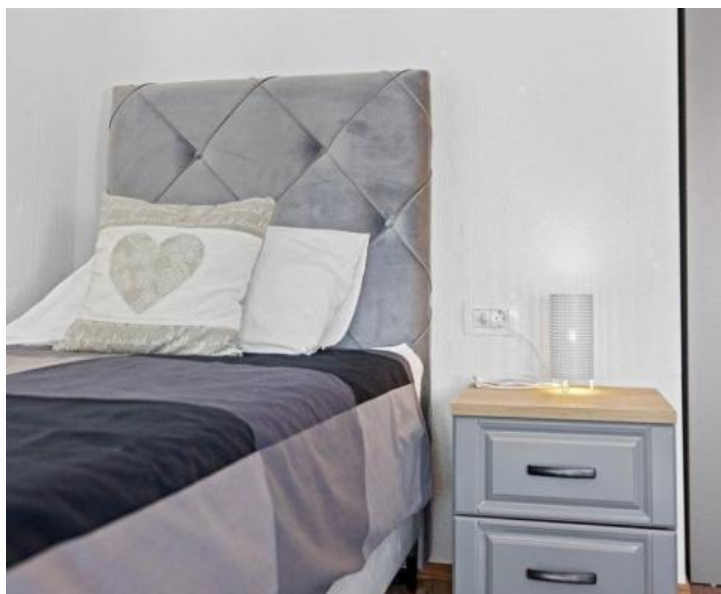
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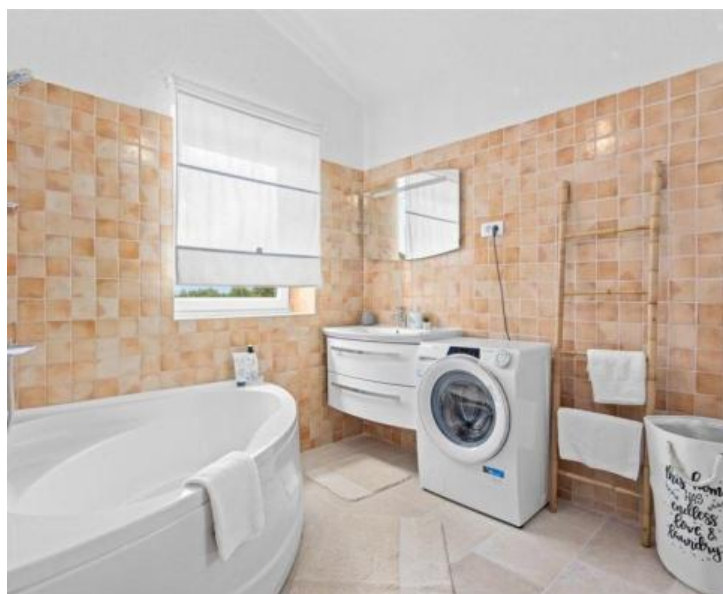
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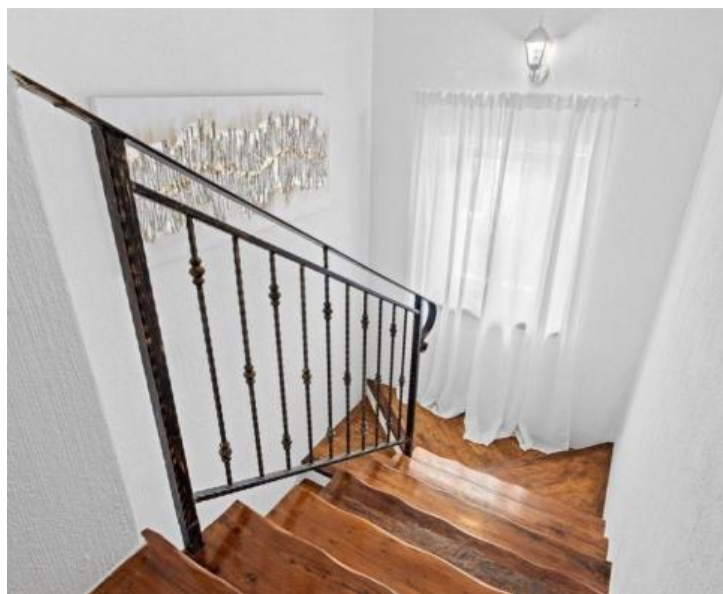
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