

## ISTRA, SVETVINČENAT - Ruralna kuća s bazenom, Svetvinčenat, House



### Seller Info

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First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
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About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then because we like to stay in touch

even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

Title:	ISTRA, SVETVINČENAT - Ruralna kuća s bazenom
Property for:	Sale
House type:	detached
Property area:	145 m <sup>2</sup>
Lot Size:	447 m <sup>2</sup>
Bedrooms:	5
Bathrooms:	2
Price:	449,000.00 €
Updated:	Nov 03, 2024

### Condition

Last renovation:	2023
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### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Svetvinčenat
City area:	Svetvinčenat
ZIP code:	52342

### Permits

Building permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	In preparation
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### Heating

Central heating:	yes
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### Parking

Number of parking spaces:	2
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## Description

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ISTRIA, SVETVINČENAT - Rural house with swimming pool As if from a fairy tale, 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. A rural house with a swimming pool is for sale near the town of Svetvinčent. It is located in a village surrounded by greenery with 24 houses inspired by the tradition of the Istrian region. The house is a perfect combination of traditional and modern, it was built with a combination of stone and brick and extends over two floors with a functional floor plan. The cozy interior is decorated with a lot of attention, and the combination of stone and wood gives it a special flair and warmth. The ground floor consists of an open-concept room with an open wood-burning fireplace that unites the living room, dining room and kitchen with access to the covered terrace, bedrooms and bathrooms. Upstairs there are three bedrooms, a bathroom and a terrace covered with a pergola. The concept of a carefully designed and fenced yard in a Mediterranean style is complemented by a 32 m<sup>2</sup> swimming pool and a grill area with an open fireplace. The property is fully equipped and furnished and is being sold as such. Within the settlement where the property is located, there are sports and recreational facilities; tennis court, children's playground and park, and the future owner, along with the purchase of the property, has the right to use the same and co-ownership in the company to which the aforementioned facilities belong. This property is an ideal opportunity for family life or as an investment for rental for tourist purposes. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions

[www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 21470

## Additional contact info

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