

## Prekrasna vila na lijepoj lokaciji u centralnoj Istri, Svetvinčenat, House



### Seller Info

Name: Agencija Diamond Realestate  
First Name: Agencija  
Last Name: Diamond Realestate  
Company Name: Diamond Real Estate d.o.o.  
Service Type: Selling and renting  
Website: <https://diamond-realestate.hr/>  
Country: Croatia  
Region: Istarska županija  
City: Poreč  
City area: Poreč  
ZIP code: 52440  
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Mobile: +385 52 210 824  
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About us: Diamond Real Estate  
Partizanska 5a, Dom Obrtnika,  
1.kat,  
52440 Poreč

### Listing details

#### Common

Title: Prekrasna vila na lijepoj lokaciji u centralnoj Istri  
Property for: Sale  
House type: detached  
Property area: 245 m<sup>2</sup>  
Lot Size: 600 m<sup>2</sup>  
Number of Floors: 2  
Bedrooms: 10  
Bathrooms: 5  
Price: 600,000.00 €  
Updated: Apr 16, 2024

#### Condition

Built: 2011

#### Location

Country: Croatia  
State/Region/Province: Istarska županija  
City: Svetvinčenat

City area: Svetvinčenat  
ZIP code: 52342

## Permits

Building permit: yes

## Additional information

Energy efficiency: B



## Parking

Garage: yes

## Description

Description:

In the immediate vicinity of the famous Istrian medieval town - Svetvincenat, we sell this beautiful holiday home with pool. The house consists of a basement, ground floor, first floor and attic, and has a total area of 245 m<sup>2</sup>. Let's start from the attic where there is a comfortable bedroom with a bathroom and access to a balcony with a beautiful view of the surrounding landscape. Upstairs are three more bedrooms, each with its own bathroom and two with access to the balcony. On the ground floor there is another bedroom, bathroom and living room with kitchen and dining room. There is also an exit to the garage where one car can fit, and where there is also a laundry room. The basement of the house has 22 square meters and can be used as a nice storage space. From the living room there is a direct exit to the terrace where there is a large dining table and barbecue, an ideal place for summer gatherings and dinners. The garden is 600 square meters, and the focus is certainly on the beautiful authentic pool of 55 m<sup>2</sup> in which there is a brick Istrian kažun. The entire pool and kažun are lit which creates a special atmosphere in the evening. Within the pool, there is also a part for a hydromassage bathtub whose installations have been installed. In addition to the pool, the fenced garden contains parking for 5 cars and a bread oven, and the position of the house offers isolation from the rest of the village and peace and quiet. The house is equipped with air conditioning and a beautiful fireplace in the living room which allows a comfortable stay in this house all year round. Underfloor heating was carried out throughout the house, and central heating installations were installed. Also, the house has installed solar panels for water heating. The city of Pula is only 15 kilometers away and the center of Svetvincenat is 8 kilometers away. The house is located on the edge of the village and near shops, schools, kindergartens and other useful facilities. It is an ideal opportunity to take on a well-established tourist rent business, as well as an opportunity for a quiet and comfortable family life. ID CODE: 2003-54

## Additional contact info

Reference Number: 528601  
Agency ref id: 2003-54  
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