

## Dvojna kuća,dvije stambene jedinice,dvorište,garaža, Svetvinčenat, Svetvinčenat, House



### Seller Info

Name: Laci Debeljak  
First Name: Laci  
Last Name: Debeljak  
Company: Aspectus d.o.o.  
Name:  
Service Type: Selling and renting  
Website: <http://www.aspectus.com.hr/>  
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About us: The ASPECTUS Ltd, with years of experience in the business of real estate brokerage, offers full range of services in acquiring and selling of real estate in the county of Istria.

To our satisfied clients we provide a complete service from presentation of real estate, the best mortgage package arrangement and completion of purchase agreement to obtaining the property deeds and after. At your request, we provide full range of our in-house Consulting services. These services will address all the aspects and issues of acquiring the real estate from obtaining the property ownership documentation, the excerpt from the Cadastre, certificates from the spatial plan, registration of the

ownership with the land registry office, property taxation, property transfer, property ownership deeds and the registry applications with the utility providers.

Whether you are buying or selling a property, the ASPECTUS agency is continually at your service, assisting with all your inquiries and requests - with utmost commitment and pleasure.

Reg No.: 116/2011

## Listing details

### Common

Title:	Dvojna kuća,dvije stambene jedinice,dvorište,garaža, Svetvinčenat
Property for:	Sale
Property area:	266 m <sup>2</sup>
Lot Size:	467 m <sup>2</sup>
Bedrooms:	5
Bathrooms:	2
Price:	499,000.00 €
Updated:	Nov 27, 2023

### Condition

Condition:	Newly adapted
Built:	1943
Last renovation:	2018

### Location

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

### Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes
Inspection certificate:	yes

## Additional information

Infrastructure: Electricity, Telephone installation  
Energy efficiency: In preparation



## Heating

Heating type: central (own) crude fuel, central (own) heating oil, central (own) electrical, air-conditioner

## Description

Description: Semi-detached house located near Svetvinčent, total area 266m<sup>2</sup> with 467m<sup>2</sup> garden. Stone house built in 1943 and consists of a ground floor where there is a wine cellar, kitchen, dining room, bathroom, and on the 1st floor there are 3 bedrooms and an exit to the terrace with a well. The second house, built in 1986, has two large garages and a utility room on the ground floor, while an external staircase connects the house with a two-room apartment on the first floor, which consists of a large entrance terrace, entrance hall, two bedrooms, kitchen, dining room, living room with exit to a large terrace, bathroom and toilet. In the yard there is a separate room that once served as a chamber for various domestic products, while in the yard there is also a separate building where there is a tavern with a fireplace for pleasant gatherings. Certainly, both houses have a great potential for renting out for tourist purposes, because their location, distanced from the city crowd and urbanity, provides peace for the soul. The houses are separated by a separate entrance and offer potential buyers the opportunity to buy one house in 1/2 part of the ownership, because the ideal purchase of this property can be used by two brothers, two friends, two godfathers, a brother and sister to spend time together. There is a supermarket and a bus station in the immediate vicinity of the house.

## Additional contact info

Reference Number: 548056  
Agency ref id: 1438  
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