

## Predivna kamena villa na prodaju, Svetvinčenat, Istra, Svetvinčenat, House



### Seller Info

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About us: MM Legal is a joint venture for business and management consulting and an real estate agency.  
The activity includes:  
- public procurement (production of documentation for Clients and Bidders)  
- obtaining construction documentation (from defining the purpose of the land, drawing up technical documentation through authorized architects and surveyors, obtaining building documents, mediating in the selection of the most favorable construction contractor, finding the most favorable supervising engineer for construction work, to handing over the real estate to our clients)  
- mediation in real estate transactions - buying and selling

Reg No.: 106/2021

## Listing details

## Common

Title:	Predivna kamena villa na prodaju, Svetvinčenat, Istra
Property for:	Sale
House type:	detached
Property area:	180 m <sup>2</sup>
Lot Size:	625 m <sup>2</sup>
Bedrooms:	5
Bathrooms:	2
Price:	570,000.00 €
Updated:	Feb 27, 2024

## Condition

Last renovation: 2022

## 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: B

## Description

Description: For all lovers of indigenous style, this is the right property for you! The stone beauty, fully equipped and in the rental business, is located in the vicinity of Svetvinčenat in a settlement with similar holiday homes. The house itself has a total area of 180m<sup>2</sup> and is located on a plot of land of 625m<sup>2</sup>. It consists of a ground floor with an entrance hall and corridor, bathroom, pantry and kitchen with dining room and living room with access to the covered terrace and pool. The first floor of the house is accessed by an internal staircase, where there are three bedrooms and one bathroom. A total of 5 air conditioning units are used for heating and

cooling. All the furniture, canopies on the upstairs terraces, the outdoor terrace as well as all the furniture in the villa were installed and made in 2022 when the property was fully decorated and equipped. Also at that time the woodwork was replaced and PVC woodwork was installed. Along with the entire adaptation of the house and garden, an automated gate was also installed, which serves for a more pleasant entry and exit from the building. The special feature of this villa is the large pool of approx. 80m<sup>2</sup> with a children's supplement (shallow water). Next to the pool there is also a beautifully decorated and paved sunbathing area that stretches along the entire surface of the pool. There are several parking spaces available. A beautiful property for your own enjoyment as well as continuing a lucrative business. More on request. ID CODE: 1645

### Additional contact info

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