

## Lijepa kuća za odmor na mirnoj lokaciji, Svetvinčenat, Istra, Svetvinčenat, House



### Seller Info

Name: M&M Legal  
First Name: M&M  
Last Name: Legal  
Company Name: M&M LEGAL  
Service Type: Selling and renting  
Additional Email: [martina@mmlegal.hr](mailto:martina@mmlegal.hr)  
Website: <https://mmlegal.hr>  
Country: Croatia  
Region: Istarska županija  
City: Labin  
City area: Labin  
ZIP code: 52220  
Address: Rudarska ulica 1  
Mobile: +38598575313  
Phone: +385915301334  
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

Reg No.: selling  
106/2021

## Listing details

## Common

Title: Lijepa kuća za odmor na mirnoj lokaciji, Svetvinčenat, Istra  
Property for: Sale  
House type: detached  
Property area: 200 m<sup>2</sup>  
Lot Size: 753 m<sup>2</sup>  
Bedrooms: 4  
Bathrooms: 4  
Price: 700,000.00 €  
Updated: Mar 28, 2024

## 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

## Parking

Number of parking spaces: 2

## Description

Description: In the vicinity of Svetvinčenat, in a quiet village, this beautiful holiday home with a swimming pool is located on a plot of 753m<sup>2</sup> and a living area of 200m<sup>2</sup>. The house consists of 2 floors: the ground floor consists of an entrance hall with a toilet, a laundry room, a spacious kitchen with a kitchen island and a dining room with access to a covered summer terrace, and a living room with a home theater. There are 4 bedrooms on the first floor, each with its own bathroom, two of which

have access to the balcony, while one room has been converted into a home gym. There is also a room on the first floor that is used as a storage room. On the garden there is an outdoor pool, a pool house and a small wine cellar that is currently being renovated, as well as a covered parking area. The house is heated by a Vaillant heat pump and cooled by a fan convector. Excellent rental investment in the heart of Istria. More on request. ID CODE: 1727

### Additional contact info

Reference Number: 584839  
Agency ref id: 1727  
Contact phone: 00385 91 530 1334, 00385 98 575 313