

## ISTRA, SVETVINČENAT - Ruralna vila s prostranom okućnicom, 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  
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City: Rijeka  
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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 vila s prostranom okućnicom
Property for:	Sale
House type:	detached
Property area:	220 m <sup>2</sup>
Lot Size:	1527 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	5
Bathrooms:	4
Price:	1.00 €
Updated:	Sep 21, 2024

### Condition

Built:	2014
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### Location

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

### Permits

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

### Additional information

Energy efficiency:	In preparation
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### Parking

Number of parking spaces:	4
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## Description

Description:

ISTRIA, SVETVINČENAT - Rural villa with a spacious garden 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. Surrounded by greenery in a gentle neighborhood near Svetvinčent, a rural villa with a spacious garden is for sale. Apart from the spacious garden, the property is characterized by a combination of traditional and modern, quality of construction and spatial organization of the interior. The comfortable house, partially covered with stone, blends in shape and color with the village and the landscape and extends through two comfortable floors with a functional floor plan. On the ground floor there is an open-concept living area that unites the living room, dining room and kitchen with access to a covered terrace, a bedroom with its own bathroom and a guest toilet. An internal staircase leads to the first floor where there are three bedrooms. All rooms have their own bathroom, and two rooms have access to the terrace, which is connected to the yard by an external staircase. The fenced yard is full of greenery and Mediterranean plants, and the perfect harmony is rounded off by a 32 m<sup>2</sup> pool with a sun deck and a covered summer kitchen with storage. The excellent location and the spatial organization of the interior and exterior of this property provide an opportunity for a comfortable family life or an investment investment in a tourist rental business. 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: 7330

## Additional contact info

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