

ISTRA, SVETVINČENAT - Rustikalna vila s bazenom, Svetvinčenat, House



Seller Info

Name: Agencija Dux nekretnine
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First Name: Agencija
Last Name: Dux nekretnine
Company Name: DUX NEKRETNINE d.o.o.
Service Type: Selling and renting
Country: Croatia
Region: Primorsko-goranska županija
City: Rijeka
ZIP code: 51000
Address: Tizianova 8
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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 - Rustikalna vila s bazenom
Property for:	Sale
House type:	detached
Property area:	360 m ²
Lot Size:	615 m ²
Bedrooms:	8
Bathrooms:	6
Price:	1.00 €
Updated:	Oct 02, 2024

Condition

Newbuild:	yes
Built:	2020

Location

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

Permits

Ownership certificate:	yes
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Additional information

Energy efficiency:	A+
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Parking

Garage:	yes
Number of parking spaces:	4

Description

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ISTRIA, SVETVINČENAT - Rustic villa with pool This rustic villa with a swimming pool is located in a small village located in the interior of Istria, only 15 minutes' drive from the first beaches. Surrounded by nature in a quiet location, it certainly does not leave its visitors indifferent. The total square footage is 360m² of living space, which is divided into two floors, thus providing enough space for a safe and comfortable stay. Thus, the ground floor of the villa has an entrance hall that separates the private/sleeping area from the living space. In a larger open space, there is a rustic and well-equipped kitchen with a dining area, as well as a living room with a fireplace, which is also decorated with a large glass wall with a view of the pool and garden. Through the same glass wall, there is a direct passage to the outside larger covered terrace with summer kitchen and fireplace. Two bedrooms with bathrooms can also be found on the ground floor of the villa. An internal staircase leads to the first floor, where there are 4 bedrooms, each with its own bathroom. Of the same 4 bedrooms, 2 have their own exit to a larger terrace with a view of the environment, greenery and nature. An equal approach to decoration and rustic design with modern solutions and details runs through the entire villa. In the garden of this charming villa, there is also a comfortable swimming pool of 41m² in total, the already mentioned equipped summer kitchen and outdoor toilet, as well as a designated area for rest and escape from the city lifestyle drowned in the natural greenery of the garden, which is taken care of by an automatic system irrigation. In order to make the stay in the yard as pleasant as possible, maximum privacy is ensured. In addition, parking for several cars is provided in the garden, in addition to the existing garage with two parking spaces.

Additional information Central heating with a solid fuel system (wood/pellets) is installed on the ground floor for heating the villa, then the mentioned fireplace in the living room, and of course smart air conditioners for heating and cooling in all rooms. However, future owners are left with the option of underfloor heating, as the current owners have installed the first stage, and since they have the option of choosing an underfloor heating system. Thermal/hydro insulation of 10 cm was installed on the facade. The villa is sold fully furnished, it is provided with an alarm system (sensors, alarm, cameras), and the advantage is that it is distant from the city crowd and urbanity, thus providing the opportunity to rest in a safe and quiet location. Namely, in this case, the villa represents an excellent investment opportunity, given that the annual gross income is currently €70,000. Dear clients, the agency commission is charged in accordance with the General Business Conditions: www.dux-nekretnine.hr/opci-uvjeti-poslovanja ID CODE: 30578

Additional contact info

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