

## ISTRA, SVETVINČENAT - Kamena kuća s dvije stambene jedinice, 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  
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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 - Kamena kuća s dvije stambene jedinice
Property for:	Sale
House type:	in sequence
Property area:	180 m <sup>2</sup>
Lot Size:	700 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	4
Bathrooms:	2
Price:	220,000.00 €
Updated:	Jul 26, 2024

### 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:	In preparation
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### Parking

Number of parking spaces:	2
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### Description

Description:	ISTRIA, SVETVINČENAT - Stone house with two residential units The Renaissance town of Svetvinčenat is one of Istria's jewels with a rich tourist offer and numerous events that take place in the extraordinarily attractive historical spaces of this town. The symbol of the place itself and one of the most important fortifications of the Venetian army of that time in Istria is the Renaissance square of Placa with the Morosini-Grimani castle. This special town has a rich tradition, interesting and diverse programs, the most prominent of which are the Medieval
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Festival, the Cheese Festival and the Dance and Non-Verbal Theater Festival, which attract many visitors every year. In the immediate vicinity of Renaissance Svetvinčent, there is a house with two residential units for sale. The house is located last in the row, and the last in the construction zone. The first residential unit is a one-story house of approx. 70m<sup>2</sup> of surface. The ground floor consists of a kitchen with a dining room and a living room, a bedroom, a bathroom and an entrance hall. The second residential unit extends over 3 floors and has approx. 110m<sup>2</sup> area. On the ground floor there is an empty room used as a storage space, on the first floor of the house there is a kitchen with a dining room and a living room and a guest toilet, we climb the wooden stairs to the third and last floor of the house, where there is a large bedroom with a private bathroom. The stone house is decorated in a rustic style (wood and stone) and is sold furnished. The yard of the house is approx. 700m<sup>2</sup> and is located entirely within the construction purpose, which opens up the possibility of additional decoration, for example the construction of a swimming pool. Neat ownership, No encumbrances, The property is located in the immediate vicinity of all facilities necessary for a beautiful and pleasant life, while the sea is only a 25-minute drive away, Certainly a nice property for a nice family life, but also suitable as an investment in the form of tourism. Dear clients, the agency commission is charged in accordance with the General Business Conditions: [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 32381

### Additional contact info

Reference Number: 627997  
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