



Charming stone beauty with swimming pool in Svetvinčenat center

499.000 €

1.686 €/m²

Exclusive stone villa with a swimming pool in the center of small and peaceful Istrian town Svetvinčenat. The villa has 296 sqm of the residential area and 415 sqm of total land area. This beauty in the center of medieval town enclosed by high stone walls guarantees a peaceful and private atmosphere.

The infield area consists of 32 sqm swimming pool with additional space for relaxation and sunbathing, sauna and external shower. Next to the swimming pool area are an outdoor kitchen and a spacious dining room with a covered terrace.

Villa has three floors, the ground floor, and two floors.

The ground floor consists of: dining room, kitchen with the matching kitchen island that fulfills the wishes of the most demanding gourmands, living room, pantry and laundry room with toilet.

On the first floor are two master bedrooms with bathrooms and one bedroom with a bathroom.

The second floor consists of a master bedroom with a bathroom and a living room with a fireplace, easily convertible to the additional bedroom. In the living room is the exit to the terrace with the view of the medieval citadel in the town center on one side and sunny infield on the other.

In 2006, the villa renovated by natural materials like stone, wood and old Istrian material has lice to traditional Istrian style. Roof and all interlocking construction built out of concrete structures, while wooden beams and bricks used as decoration and larch for the woodwork. The whole house is using air conditioners, has electrical undersoil heating and fan coils.

The town situated in the center of Istria close to highway (5 km) and a very good traffic connection with other touristic places like Rovinj (23 km), Pula (27 km) and the Pula airport (29 km).

Villa is categorized with 4 stars, generates renting revenues around 35.000 euros a year and it was only rented in the summer period.

The real estate is for sale only with the company, which was established for this villa and the future buyer does not have to pay 3 % real estate transfer tax

Summary

Location	Svetvinčenat	Property ID	1919
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Price	499.000 €	Type	house
Area	296 m²	Land area	415 m²
Bedrooms	5	Bathrooms	3
Parking spaces	-	Parking spaces (garage)	-
Floor	ground floor	Orientation	Southwest
Ownership type	Ownership 1/1	Owner	Company
Price/m²	1.686 €	Real estate transfer tax	-
Energy certificate	C	Subtype	family house, villa, semidetached

Distances

Sea	30 km
Park	200 m
Pula airport	20 km
School	1000 m
Store	200 m
Trst airport	180 km
Venezia airport	260 km
Near a bigger city	20 km
Transportation	100 m

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