

A villa with the signature of Istria - Butkovići, Svetvinčenat

750.000 €
2.799 €/m^2

When you buy real estate in Istria, you buy it in that region for a reason. Istria wins the hearts of all visitors with its stone houses - charming odes to the former style of construction that retain traditional methods, but still offer all the advantages of a modern lifestyle. They seem to blend in with the landscape and complete it, continuing the story of Istria's rich history.

And this villa is just such an example!

An environment with a story

When you come to view this property, the first thing you will be amazed by is the landscape you pass through. Namely, the villa is located in the quiet village of Butkovići near the Renaissance town of Svetvinčent. All the houses in the area are so charming, so perfectly integrated into the landscape of Istria. The stone facades flow from one to the other, and the windows in the colors of nature seem to invite guests into a warm home. We may be a little poetic, but other words cannot describe what you will see, trust us!

Villa with attitude

And once you step into the yard of this 200m2 villa, your Istrian story will be complete. The Mediterranean garden that surrounds it fills the yard with wonderful, relaxing scents. Just looking at the heated pool will make you imagine lying on deckchairs, and the pergola with the outdoor kitchen will evoke family get-togethers on summer evenings. You will already know from the facade of the villa that quality materials are used here, such as real stone, solid wood and traditional Mediterranean clay tiles on the roof. And the stylized aesthetics continues in the interior as well.

Key in hand!

The furniture you see comes with the property, meaning it is automatically move-in ready! So, three bedrooms, three bathrooms, two toilets, a living room, a kitchen, a dining room, three storage rooms, a home cinema and a room that - according to your wishes - can become a sauna. Everything is luxuriously furnished and made of the finest materials, for people who know what they want. You have underfloor heating, an air conditioning unit, and fiber optic internet. Pure hedonism, right?

However, we know that words are not enough to convey this property to you, so contact us for a viewing - maybe it will be right at the time of one of the many festivals in Svetvinčenat, so you will immediately get a real impression of the area where the villa is located!

Features of the property

- Villa of 268 m^2 on a plot of 1,500m2.
- The property is new and ready to move into.
- The highest quality, traditional materials used in construction.
- Everything necessary for a modern life - from air conditioning to optical Internet.
- Salt pool measuring 4 x 8 x 1.6 meters and shower with hot water.
- The villa is located in the center of Istria, a tourist-rich and traditional area that has a diverse offer of attractions and sights.

Thinking about installing solar panels? Read what to consider before installing a solar power system with battery storage and when to consider a grid connection or a stand-alone off-grid system.

Summary

Location	Svetvinčenat	Property ID	2538
Price	750.000 €	Type	house
Area	268 m²	Land area	1.499 m²
Bedrooms	3	Bathrooms	3
Parking spaces	4	Parking spaces (garage)	-
Floor	ground floor	Orientation	South
Ownership type	Ownership 1/1	Owner	Company
Price/m²	2.799 €	Real estate transfer tax	3%
Energy certificate	In progress	Subtype	detached, family house, villa

Distances

Svetvinčenat	11.4 km
Sea	14.7 km
Store	3.3 km
Restaurant	3 km
Motovun	53.2 km
Rovinj	30.4 km
Pula airport	18.7 km
Ljubljana	191.0 km
Venezia airport	261 m

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14KM

