

House with Garden for Play

260.000 €
1.940 €/m^2

Located in the quiet, nature-surrounded village of Sveti Kirin, this house offers the perfect combination of privacy, space and practicality. It is located in a cul-de-sac with only a few neighbors, which makes it an ideal choice for families looking for a quiet environment, close to key amenities such as shops, schools, kindergartens and restaurants.

Main features:

- A detached house with dual purposes can serve as a single family home or be divided into a house with a separate apartment.
- A spacious sunny garden on the south side, perfect for family gatherings, children's play and outdoor relaxation.
- Additional facilities include a garage and a tavern for hanging out, ideal for family recreation or creative activities for children.
- A quiet location in nature—Sveti Kirin, surrounded by greenery, provides a sense of privacy and relaxation.
- Proximity to the sea - the nearest beaches in Fažana are 8 km away, while Vodnjan and Pula can be reached within a 15-minute drive.

Location and Environment

Sveti Kirin is the perfect place for those who want to enjoy nature and peace, yet be close to all necessary facilities. In nearby Vodnjan you will find everything you need for everyday life, and just a few minutes away are the beautiful beaches of Fažane, ideal for relaxation and recreation. If you prefer public transport, the bus line is only a 3-minute walk from the house.

Investment Opportunity

This property offers additional rental income, with an annual income potential of €6,000 to €8,000. The apartment can be an excellent investment or a separate space for guests and family.

NOTE: Due to high interest, this dream corner will be sold by auction. Your best offers are welcome, and the seller reserves the right not to accept the price of EUR 260,000 unless a better offer is reached.

Summary

Location	Vodnjan	Property ID	2552
Price	260.000 €	Type	house
Area	134 m²	Land area	560 m²
Bedrooms	3	Bathrooms	2
Parking spaces	4	Parking spaces (garage)	1
Floor	ground floor	Orientation	South
Ownership type	Co-ownership	Owner	Private owner
Price/m²	1.940 €	Real estate transfer tax	3%
Energy certificate	-	Subtype	detached, apartment house, family house

Distances

Sea	10 km
Transportation	350 m
Kindergarten	4 km
School	5 km
Entrance to the highway	6.5 km
Gym	4 km
Store	5 km
Pharmacy	4 km
Market	5 km
Infirmary	4.0 km
Hospital	20.0 km
Pula	15 km
Pula airport	1.6 km
Svetvinčenat	11 km
Rovinj	27 km
Fažana	10 km
Sport facilities	4 km

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