

ISTRIA ADRIA

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Code :	11148
Location :	Svetvinčenat
Building size :	190 m2
Lot size :	650 m2
Garden size :	0.00 m2
Number of rooms :	6
Air conditioning :	Yes
Energy efficiency :	b
Year of construction :	2012
Year of adaptation :	2023



Price : 467.000 €

Commercial - residential house for sale, located in an urban settlement of stone villas.

The property has several possible uses as a commercial space or a holiday home - the possibility of building a swimming pool.

The property is located in the vicinity of Pula, between Vodnjan - Svetvincenat, 18 km from Pula.

The ground floor is for catering purposes with a fireplace, bar, play area (darts, table football, badminton), entertainment and socializing, jacuzzi...a lounge with the possibility of accommodating about 80 seats and 10 parking spaces.

On the first floor is a fully furnished and equipped apartment of 90 m2 with a sea view.

Use permit. No encumbrances.

Ownership 1/1

An ideal investment for tourism, offering numerous options to the future buyer:

FAMILY BUSINESS - Tasting room, Winery, Agrotourism, Tavern...

OR HOLIDAY HOME!

The Brijuni National Park is located 15 km away.

