

## ISTRIA ADRIA

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<b>Code :</b>	11287
<b>Location :</b>	Svetvinčenat
<b>Building size :</b>	71 m2
<b>Lot size :</b>	163 m2
<b>Garden size :</b>	0.00 m2
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	3
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	1960

**Price :** 94.000 €

Jurčiči (Pula) – Stone House on a 163 m<sup>2</sup> Plot for Sale

A traditional stone house is for sale in the village of Jurčiči, just minutes from Pula and Vodnjan. The property offers a solid basis for a complete renovation – ideal for those wishing to create an authentic Istrian home according to their own vision. The distance to the sea is 12km.

### Property Details

Stone house with renovation potential

Plot size: 163 m<sup>2</sup>

Possibility to create a parking space on the property

Water connection directly on the plot

Electricity available nearby

Quiet location in a typical Istrian setting

### Location

Jurčiči provides all daily necessities: a shop, school and café are located in the village – ideal for everyday living. Larger towns like Pula are only a few minutes away.

Selling price: €94,000 + 3.75% agency commission incl. VAT

### My Dalmacia – Your Advantage

We accompany you from the first viewing to the handover of keys – bilingual in German and Croatian – and handle all official procedures and the complete purchase process. Location details are available exclusively to registered clients.

Viewings are possible only with a signed brokerage agreement, to

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protect the owner's privacy and in accordance with data protection and real estate brokerage regulations.

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