

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

e-mail: [info@istria-adria.com](mailto:info@istria-adria.com)

web: [istria-adria.com](http://istria-adria.com)

info: +386 59 200 071



<b>Code :</b>	12583
<b>Location :</b>	Svetvinčenat
<b>Building size :</b>	125 m <sup>2</sup>
<b>Lot size :</b>	614 m <sup>2</sup>
<b>Garden size :</b>	0.00 m <sup>2</sup>
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	4
<b>Number of bathrooms :</b>	2
<b>Swimming pool :</b>	Yes
<b>Energy efficiency :</b>	Not specified

**Price :** 440.000 €

A detached house of 125m<sup>2</sup> on a plot of 614m<sup>2</sup> is for sale. It is located in a small village near Svetvinčenat.

This is a reconstruction of an existing building and an extension of a new building.

The ground floor of the house includes the following rooms: living room, dining room (ceiling height in the living room and dining room is 5m) and a kitchen as an open space, hallway, bathroom and bedroom. Internal staircase and 2 bedrooms and a bathroom on the first floor.

External tiled terrace of 24m<sup>2</sup>, and a 28m<sup>2</sup> swimming pool. The plot is located on the edge of the village, the house is in the process of completing internal and external works. Access from a public asphalt road, it is bordered by dry walls on two sides.

Heating method - underfloor heating regulated by heat pumps and a fireplace in the living room, while cooling is regulated by air conditioners in all rooms.

Exterior joinery - PVC six-chamber profiles

DECEUNINCK/ELEGANT, anthracite color, triple-layer glass, MACO hardware, HST lift-sliding walls, aluminum shutters.

2 parking spaces

There are several olive trees on the plot.

A final building permit has been issued for the house, all utility contributions have been paid.