ISTRIA ADRIA
Pot za Brdom 102, 1000 Ljubljana
e-mail: info@istria-adria.com
web: istria-adria.com
info: +386 59 200 071









Code :	12761
Location :	Svetvinčenat
Building size :	300 m2
Lot size :	574 m2
Garden size :	0.00 m2
Number of bedrooms :	4
Number of rooms :	6
Number of bathrooms :	2
Air conditioning :	Yes
Energy efficiency :	Not specified
Year of adaptation :	2025

Price : 369.000 €

OPPORTUNITY Semi-detached house 300m2 + tavern + legalized auxiliary buildings + spacious parking + agricultural plot of 1200m2
A unique property in the heart of southern Istria is for sale, a combination of traditional stone architecture and modern renovation.

The house is semi-detached, functionally connected into one unit, with a total area of

about 300 m², completely renovated and decorated with special attention to detail
New roof, floors, PVC joinery, staircase, installations and interior.

The house is sold fully furnished, and all furniture is new and purchased during the past year.

The house comes with a landscaped yard with a tavern and legalized auxiliary buildings and parking for several cars.
An additional value is the agricultural plot of 1200 m² (former vineyard), about 10 minutes walk away.

LAYOUT

Ground floor

living room with access to the yard

kitchen with dining room in rustic style and wood stove

two bathrooms

First floor

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second living room

three bedrooms (two with access to the terrace)

walk-in wardrobe

Second floor / attic

large fourth bedroom

terrace with view of the village and nature

ADDITIONAL FACILITIES

tavern with fireplace

garage
woodshed with storage
and two more storage rooms

All buildings are legalized and have the potential to be converted into residential space or apartments.

ADVANTAGES

fully renovated, ready to move in

sold fully furnished (new furniture)

3 Mitsubishi air conditioners

combination of stone, wood and modern interior

several terraces and courtyard areas

garden and additional land of 1200 m²

quiet location in nature

neat ownership 1/1, all documentation and legalization in order

IDEAL FOR

family life

holiday home

tourist rental