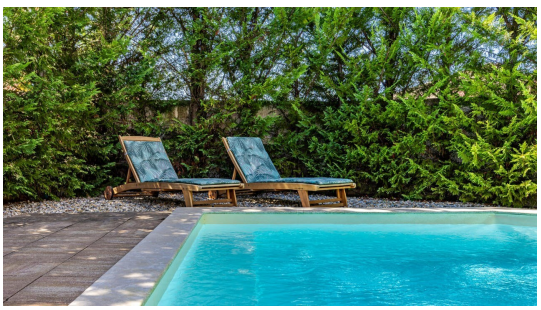
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Code :	14661
Location :	Svetvinčenat
Building size :	146 m2
Lot size :	245 m2
Garden size :	0.00 m2
Number of floors :	2
Number of bedrooms :	3
Number of rooms :	3
Number of bathrooms :	1
Parking :	Yes
Energy efficiency :	Not specified
Year of construction :	1968

Price : 407.000 €

In the heart of central Istria, in a peaceful village within the municipality of Svetvinčenat, lies this charming, fully renovated Istrian house with a private pool. Surrounded by nature, olive groves, and vineyards, it offers the perfect blend of authentic ambiance and modern comfort—just about 20 minutes from the sea.

The house, covering an area of 146 m², is situated on a plot of 245 m² and is spread over two levels:

Ground floor:
- Spacious living room with a fireplace
- Kitchen with dining area
- Guest toilet

First floor:
- Three bedrooms
- Bathroom
- Balcony with a view of the surrounding landscape

The property’s special value is enhanced by the private pool, recently renovated (new ELBE Elite liner, new machinery, and built-in elements). The landscaped and fenced yard is planted with greenery that ensures complete privacy. The courtyard features a barbecue and an outdoor dining area—an ideal spot to enjoy warm Istrian evenings.

The house was built in 1968 and thoroughly renovated in 2016. It has a usage permit and is currently successfully rented out for tourist purposes through the Airbnb platform, boasting an excellent rating of 5/5, making it a great investment opportunity.

Excellent location:

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- 5 minutes to Svetvinčenat (known for Morosini-Grimani Castle, shops, and restaurants)
- 15 minutes to Vodnjan
- 20 minutes to the beaches in Fažana
- 30 minutes to Rovinj
- 25 minutes to Pula (hospital, university, shopping centers)
- 25 minutes to Pula Airport