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









Code :	14960
Location :	Svetvinčenat
Building size :	117 m2
Lot size :	630 m2
Garden size :	0.00 m2
Number of floors :	2
Number of bedrooms :	3
Number of rooms :	3
Number of bathrooms :	3
Parking :	Yes
Energy efficiency :	Not specified

Price : 425.000 €

For sale is a renovated Istrian house with a pool, located in a quiet village near Vodnjan and Svetvinčenat. The property combines traditional Istrian charm with comfort and is ideal as a family home, vacation house, or investment for tourist rental.

The house consists of a well-equipped kitchen connected to a spacious dining area and living room. In the ground floor area – the living room, dining area, and bathroom – underfloor heating has been installed, ensuring comfort throughout the year.

The property features three bedrooms, each air-conditioned, while additional bathrooms on the upper floor provide greater privacy and functionality.

A special atmosphere is created by the landscaped yard designed for outdoor enjoyment. The yard includes a 30 m² pool, a garden shed, and a covered terrace of 12 m² – perfect for relaxation and gatherings during warm days. The spacious yard offers additional possibilities for landscaping and use according to the future owner's wishes.

For more information and to schedule a viewing, please