

## ISTRIA ADRIA

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

Price : 460.000 €

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 m<sup>2</sup> pool, a garden shed, and a covered terrace of 12 m<sup>2</sup> – 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