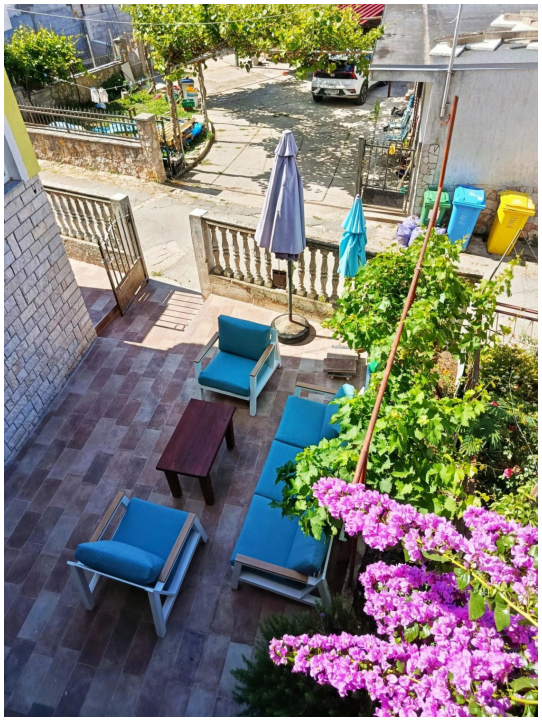
ISTRIA ADRIA
Pot za Brdom 102, 1000 Ljubljana
e-mail: info@istria-adria.com
web: istria-adria.com
info: +386 59 200 071







Code :	16245
Location :	Svetvinčenat
Building size :	300 m2
Lot size :	350 m2
Garden size :	0.00 m2
Number of floors :	2
Number of bedrooms :	4
Number of rooms :	4
Number of bathrooms :	2
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	Not specified
Year of construction :	1995

Price : 369.000 €

For sale is a property in the heart of southern Istria, a perfect blend of traditional stone architecture and modern renovation. The house is semi-detached but functionally connected as a whole, with a total of about 300 m² of living space, fully renovated and furnished with special attention to quality and details.

The property has been completely renovated: new roofing, new flooring and tiles, PVC joinery, new fences, modern installations, and high-quality, carefully selected furniture. The house is immediately habitable, with no additional investments required.

Adjacent to the house is a landscaped yard with a tavern and several legalized auxiliary buildings that allow for additional residential or tourist repurposing. The outdoor space includes parking for four cars.

A special value of this offer is the agricultural plot of 1,200 m², a former vineyard, located just a 10-minute walk from the house, ideal for olives, vineyards, gardens, recreation, or personal production.

Space layout – ideal for family living, tourism, or a combination

Ground floor
living room with access to the paved yard
rustic-style kitchen with a wood stove
two bathrooms

First floor
second living room with access to the back yard

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

three bedrooms (two with access to the terrace)
walk-in wardrobe

Second floor / attic
large fourth bedroom
terrace with a view of the village and forest

Additional buildings in the yard
tavern with a fireplace
garage
wood storage with a pantry
two additional storage rooms

All buildings are legalized and can be repurposed into residential space or apartments.

Equipment and advantages

✔ fully renovated – immediately habitable
✔ three new, quality Mitsubishi air conditioning units
✔ new roofing, terraces, and fences
✔ attractive combination of rustic and modern style
✔ garden in the yard approx. 25 m² + additional agricultural plot 1,200 m²
✔ peaceful Istrian village, privacy, and nature
✔ pleasant neighborhood
✔ parking for 4 cars
✔ tidy documentation (energy certificate in progress)