



Code :	ISH2498
Location :	Svetvinčenat
Building size :	100 m <sup>2</sup>
Lot size :	0 m <sup>2</sup>
Distance from sea :	20000 m
Number of rooms :	2
Year of built :	n/a
Heating :	air conditioning
Energy efficiency :	processing

Price :	310.000 €
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Makler-Courtage von 3% zzgl. den gesetzlichen MwSt ist bei Vertragsabschluss fällig.

## Stone House in Istria - Svetvinčenat

### Istrian Stone House - Svetvinčenat

For sale is a charming, over 300-year-old stone house in a quiet location in the village of Svetvinčenat, between Pula and Rovinj.

#### Key Facts

Living area: 60 + 40 m<sup>2</sup> Terraces

Price: EUR 310,000

Ownership: 1/1, free of encumbrances

Legality: Confirmed construction before 1968

#### Description

The house has been renovated with great attention to detail. Original elements have been preserved and restored, while all installations have been updated.

2 bedrooms

Living room with sofa bed

Bathroom (walk-in shower, washing machine)

Fully equipped kitchen

3 air conditioners

Custom-made wooden windows

#### Exterior

2 terraces (one fenced, one shaded by a grapevine)

Parking

Private septic tank

#### Location

Svetvinčenat (complete infrastructure)

Beaches: Fažana, Peroj, Barbariga (~20 min.)

Possible uses

Holiday rental

Second home  
Peaceful living in nature  
Feedback geben

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