



<b>Code :</b>	01317
<b>Location :</b>	Svetvinčenat
<b>Building size :</b>	191 m <sup>2</sup>
<b>Lot size :</b>	648 m <sup>2</sup>
<b>Distance from center :</b>	6000 m
<b>Distance from sea :</b>	16000 m
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	5
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	4
<b>Swimming pool :</b>	Yes
<b>Parking :</b>	Yes
<b>Basement :</b>	Yes
<b>Heating by fireplace :</b>	Yes
<b>Year of construction :</b>	2024
<b>Energy efficiency :</b>	Not specified

**Price :** 298.000 €

#### Svetvinčenat, surroundings

In a small village near Svetvinčenat and Vodnjan, a house in the roh bau phase with a swimming pool and carpentry is for sale. The house is spread over two floors, with a total area of 193m<sup>2</sup>, on a plot of 648m<sup>2</sup>.

On the ground floor of the house there is a hallway, toilet, pantry, living room connected to the kitchen, one bedroom with its own bathroom and two covered terraces, one of which leads to the pool. The ground floor covers 136.92m<sup>2</sup> of usable space.

On the first floor there are two bedrooms, each with its own bathroom, a total of 55.93m<sup>2</sup>.

The house is sold in the roh bau phase, with installed carpentry for a price of 298,000 Euros. It is also possible to arrange a turnkey house with the owner at a price of 598,000 Euros.

A plot of 648m<sup>2</sup>, where there will be a swimming pool of 3m x 9m, three parking spaces, a horticulturally landscaped yard is fenced with a wall, which provides future owners with more privacy.

In the vicinity there are restaurants, agritourism and other outdoor activities, hiking and cycling trails, hiking, etc.

The house is only 16 km from the sea, not far from the Istrian Y and the airport in Pula.

The house can be a family house for everyday life or a property for a weekend or an investment in tourism.



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