



**Svetvinčenat, stone villa with swimming pool**

*Croatia, Istria*

<b>Price:</b>	<b>€ 570 000</b>
<b>Object type</b>	House
<b>Market</b>	New building
<b>Year built</b>	2012
<b>Bedrooms</b>	4
<b>Number of rooms</b>	4
<b>Land area</b>	625 m2
<b>Area</b>	200 m2
<b>Category</b>	For sale



A beautiful, newly adapted stone house for sale in a small settlement near Svetvinčent.

The ground floor consists of an entrance area, a large living room and kitchen, a covered terrace, one bedroom, a bathroom, and a storage room.

We climb the internal stairs to the upper floor where there are three bedrooms, two bathrooms, and two large covered terraces with a view of the sea.

The interior is furnished with great care and love, and the combination of stone gives the house a special charm.

A total of 5 air conditioners are used for heating and cooling, but it is possible to install a fireplace or wood and pellet stove. All the furniture, canopies on the upstairs terraces, the outdoor terrace as well and all the furniture in the villa were installed and made in 2022 when the property was fully decorated and equipped. Also at that time, the woodwork was replaced and PVC woodwork was installed. Along with the entire adaptation of the house and garden, an automated gate was also installed, which serves as a more pleasant entry and exit from the building.

On the 625 m2 garden, there is a beautiful pool with salt water that has a healing effect on your skin. One of the interesting features of this villa is the unusual size of the pool. Otherwise, in these types of buildings, the standards are pools with an area of about 40 m2, while this one is almost 80 m2. The children's part of the pool is 30 m2, with a water height of 40 cm, while the adult part is 40 m2 with a water height of 145 cm. Next to the pool, there is also a beautifully decorated and paved sunbathing area that stretches along the entire surface of the pool.



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There are parking spaces for your tin pets in the garden.

Due to the proximity of all amenities and major tourist spots, this property and location is an ideal tourist rental or for family life.

The house is in a successful tourist rental, and as such it is a safe return on investment, while due to the privacy it provides, it could be someone's dream home or dream vacation oasis.

For more information, feel free to contact us.

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