



**Svetvinčenat, Čabrunići - beautiful modern detached house B, with pool 28 m<sup>2</sup>, 92.73 m<sup>2</sup>**

*Croatia, Istria*

<b>Price:</b>	<b>€ 330 000</b>
<b>Object type</b>	House
<b>Market</b>	New building
<b>Bedrooms</b>	2
<b>Number of rooms</b>	2
<b>Land area</b>	400 m <sup>2</sup>
<b>Area</b>	101 m <sup>2</sup>
<b>Category</b>	For sale



For sale is a beautiful modern rustic detached house located in a small quiet settlement Čabrunići, which is located under the municipality of Svetvinčenat. Net area 92.72 m<sup>2</sup> and the following characteristics: covered entrance, entrance hall, open space living room with kitchen and dining room, two bedrooms, three bathrooms, one of which is connected to the master bedroom, and a covered terrace of 18.47 m<sup>2</sup>. There is also a swimming pool with a biological purifier of 24 m<sup>2</sup> and parking spaces for two cars on the plot. The yard is arranged in such a way that the part around the sunbathing area and the path around the house will be paved, and the rest will be a lawn with automatic irrigation. The horticulture will consist of a couple of olive and lavender trees. The house is sold according to the "turnkey" system. Each room will be air-conditioned, while preparations for underfloor heating will also be installed. PVC carpentry (external anthracite, internal white), double glazing. Ceramics on the floors. Insulation 10 cm styrofoam. The planned completion of construction is summer/autumn 2025. Due to its location and proximity to Svetvinčenat, this house is ideal for those who want to ensure a peaceful life and rest. It is 6 km to Vodnjan, 21 km to Pula, 25 km to Rovinj, and the highway is only a few minutes away by car. We are at your disposal for more information.

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