



**Istria, Svetvinčenat, beautiful two-story house with pool surrounded by forest**

*Croatia, Istria*

<b>Price:</b>	<b>€ 450 000</b>
<b>Object type</b>	House
<b>Market</b>	New building
<b>Year built</b>	2023
<b>Bedrooms</b>	2
<b>Number of rooms</b>	2
<b>Land area</b>	937 m2
<b>Area</b>	127 m2
<b>Category</b>	For sale



For sale is a modern two-story house with a swimming pool located not far from Svetvinčenat itself, in a quieter location, away from the main roads. The house has an area of 127 m2, located on a 937 m2 garden. It consists of a ground floor and a first floor, with the following characteristics:

The ground floor consists of an entrance hall, open space living room, kitchen, and dining room with access to a covered terrace and bathroom. There is also a 32 m2 swimming pool and a sunbathing area in the continuation of the terrace. Upstairs there are two bedrooms, each with its bathroom, and a covered terrace with a view of the greenery.

Underfloor heating is installed in the bathrooms, while the rest of the rooms are heated with air conditioning, and it is possible to install a fireplace. The house is fully equipped and furnished and is being sold as such.

This villa is located 15 15-minute drive from Fažana Beach, Vodnjan. It is a 25-minute drive to Pula or 20 km. 10 km as the crow flies from the nearest sea. Beautiful location surrounded by greenery and sea view.

The villa is located in a quiet part of Istria, very close to the sea, the town of Pula, and Fažana, with complete privacy, sunny, and surrounded by nature.

For additional information or viewing, feel free to contact us.

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