



DAMAC d.o.o.

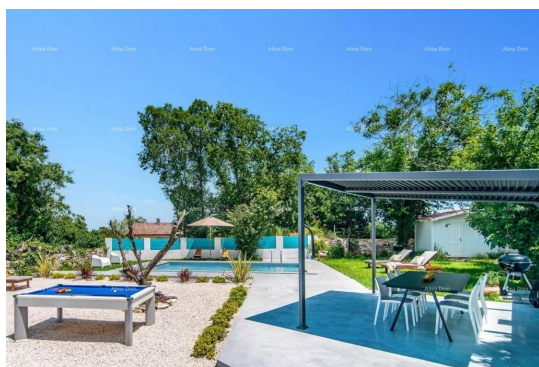
## ALMA DOM INVEST

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<b>Code :</b>	28912
<b>Location :</b>	Svetvinčenat
<b>Building size :</b>	117 m <sup>2</sup>
<b>Lot size :</b>	0 m <sup>2</sup>
<b>Distance from center :</b>	0 m
<b>Distance from sea :</b>	0 m
<b>Seaview :</b>	No
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	3
<b>Year of construction :</b>	n/a
<b>Energy efficiency :</b>	Not specified
<b>Parking :</b>	Yes

Price : 460.000 €

For sale is a renovated Istrian house with a pool, located in a quiet village near Vodnjan and Svetvinčenat. The property combines traditional Istrian charm with comfort and is ideal as a family home, vacation house, or investment for tourist rental.

The house consists of a well-equipped kitchen connected to a spacious dining area and living room. In the ground floor area - the living room, dining area, and bathroom - underfloor heating has been installed, ensuring comfort throughout the year.

The property features three bedrooms, each air-conditioned, while additional bathrooms on the upper floor provide greater privacy and functionality.

A special atmosphere is created by the landscaped yard designed for outdoor enjoyment. The yard includes a 30 m<sup>2</sup> pool, a garden shed, and a covered terrace of 12 m<sup>2</sup> - perfect for relaxation and gatherings during warm days. The spacious yard offers additional possibilities for landscaping and use according to the future owner's wishes.

For more information and to schedule a viewing, please contact:

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