



## ALMA DOM INVEST

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<b>Code :</b>	28186
<b>Location :</b>	Svetvinčenat
<b>Building size :</b>	105 m <sup>2</sup>
<b>Lot size :</b>	244 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>	4
<b>Number of bathrooms :</b>	2
<b>Year of construction :</b>	n/a
<b>Energy efficiency :</b>	Not specified
<b>Parking :</b>	Yes

**Price :** 422.300 €

In a peaceful and idyllic village near Svetvinčenat, an authentic stone house with a pool is for sale, perfectly blending traditional Istrian charm with modern comfort.

The house covers an area of 105 m<sup>2</sup> and is spread over 2 levels. On the ground floor, there is a living room with a kitchen and dining area, a toilet, a terrace, and a yard with a 15 m<sup>2</sup> pool. The first floor features two bedrooms and a bathroom, while the attic houses two additional bedrooms and another bathroom.

In the front yard, there is an additional 24 m<sup>2</sup> apartment and a 9 m<sup>2</sup> storage room, providing added value and flexibility—ideal for guests, rental, or as a hobby space. The total area of the property is 244 m<sup>2</sup>.

This charming property is located in a quiet and beautiful setting, perfect for relaxation, living, or tourist rental.

For more information, please contact:

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