

**General information:**

Category	: Stone houses
Type	: For sale
Rooms	: 5
Bathrooms	: 3
Bedrooms	: 3
Square meters	: 150
Land lot	: 719 sqmt

**Description:**

Traditional Istrian stone house for sale near the medieval town of SvetvinÄ•enat, this beautiful stone house with a swimming pool and charm offers privacy and relaxation in untouched nature. The style of the past has been retained. The house consists of three floors that are functional and modern. The upstairs terrace offers a beautiful view of nature, while on hot summer days you can cool off in the pool. This semi-detached house is the perfect place to spend a relaxing vacation. Nearby is the town of SvetvinÄ•enat, where a medieval festival is held where the lives of former knights and peasants are revived. In a peaceful green environment and close to the town of SvetvinÄ•enat, it is located on a rugged plateau surrounded by forests, pastures and vineyards, dominated by one of the most beautiful Renaissance squares in the country and the oldest and best-preserved medieval castle in Istria. The villa has an area of 150 m<sup>2</sup> and consists of a ground floor and two floors. On the ground floor there is a living room with a kitchen and a dining room, a bathroom and an additional room that can be used as a bedroom, but also as a study, playroom or space for hobbies. On the first floor there is another living room with access to the balcony and one bedroom with a bathroom. On the second floor there is another bedroom with its spacious terrace and bathroom. The house is connected by an internal staircase through 3 floors:

**GROUND FLOOR:** - entrance hall and storage room - kitchen and dining room with fireplace - a bedroom with its own bathroom and access to the rear part of the garden where there is a swimming pool and a covered terrace

**1ST FLOOR:** - living room with wood stove - terrace - bedroom with private bathroom

**2ND FLOOR:** - bedroom with private bathroom - a large covered terrace with a beautiful view of nature

**Heating/cooling:** - a total of 4 air conditioners - in the bedrooms and living room - fireplace in the dining room, wood stove in the living room

The house is air-conditioned for a pleasant stay throughout the year, and the rustic wood stove creates a warm and cozy atmosphere during the winter months. The yard provides a space to enjoy the outdoors, whether you want to organize a family picnic or just enjoy the charms of nature. This romantic Istrian stone house has another advantage, which is a spacious luxurious swimming pool that will win you over at first sight. The pool is perfectly integrated into the beautiful garden, creating an oasis of peace and relaxation that will refresh you during hot summer days. You will feel like you are in your own private resort. Enjoy the silence, relax with the sound of water and chirping birds and surrender to the charms of nature. The property is located in a traditional Istrian village with friendly locals, yet close enough to urban centers for quick access to all amenities.

**Additional information**

Sea distance: 15000

Beach distance: 15000

**Details:**

1/ Air Conditioner 2/ Swimming Pool 3/ Terrace

4/ Furnished 5/ Garden 6/ Renovated

7/ Barbecue 8/ Fireplace 9/ More parking spaces

**Contacts:**

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