

# House

Štokovci, Svetvinčenat, Istria



<b>Ref</b>	RE-U-29896
<b>Type</b>	House
<b>Region</b>	Istria > Rovinj
<b>Location</b>	Štokovci, Svetvinčenat
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Floorspace</b>	344 sqm
<b>No. of bedrooms</b>	5
<b>No. of bathrooms</b>	1

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**Price**

€ 420 000

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Traditional house in Štokovci, Svetvinčenat!  
Total area is 344 sq.m. Land plot is 3000 sq.m.

In the charming town of Svetvichenat, not far from Pula, once surrounded by ramparts and towers, there is a stone house with a panoramic view of the nature that surrounds it. The house has a total area of 200 m<sup>2</sup>. It is an authentic Istrian old stone house from 1894. The house is located in the center, and is surrounded by beautiful walls towards the inner side of the yard and has a panoramic view from the outside. In the center of the town there are two shops, a restaurant.

### Property highlights:

The house contains all the necessary documentation and is spread over three floors. It consists of: five bedrooms, living room, tavern (kitchen with dining room), reading room or study, bathroom, toilet and terrace.

There is also another house in the yard, spread over three floors: ground floor, first floor and high attic (120 m<sup>2</sup>).

Another auxiliary building that serves as a summer kitchen, future owners can convert it into something else if they wish.

The yard of the house is fully landscaped and fenced. The goal was to make the maintenance of the garden as easy as possible with enough greenery and stone details.

Next to the house and the yard, there are trees, which are more than 40 years old, and whose location the owners cleverly used for the natural dense shade it creates.

### Location:

The house is located in the center of the village. It is a quiet settlement with many stone houses and family villas. The location is quiet and without big crowds, it is located near one of the most attractive cycling and hiking trails, which go through numerous vineyards and arable fields, as well as through the untouched nature of central Istria.

In addition to being ideal for all nature lovers, the location is also ideal for a safe and peaceful family life. The mild isolation of the house does not affect the comfort of a modern man. In the center of both settlements you can find everything you need for everyday life, from shops, markets, cafes, taverns and the like.

The property is also well connected by traffic, for example, just a 5-minute drive from the house is the Istrian Ipsilon, which further connects you with the entire Istrian peninsula. The well-known and unmissable town of Pula is only 19 minutes away by easy drive with numerous attractive beaches and facilities.

In short, we think it is an excellent stone house, so that it meets the needs of today's modern family, while at

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the same time tradition and stone details are preserved. This property represents an excellent opportunity for investment for tourist purposes, but it also represents an opportunity to create a safe and peaceful family home.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

### **Property advantages:**

Garden  
Stone house  
Modern

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Price per m<sup>2</sup>:  
1.221 €

Average price/m<sup>2</sup> of this type  
in this region:  
3.326 €

Median price/m<sup>2</sup> of this type  
in this region:  
2.763 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
3.017 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2.624 €

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