

ID 1757-1 259.000 €

Stone House in Istria - Savičenta

 Svetvinčenat, Štokovci



Basic information

PRICE	259.000 €
AREA	113 m ²
LAND AREA	821 m ²
GARDEN AREA	743 m ²
PRICE PER SQUARE	2.292 €
AGENCY COMMISSION	3 % + VAT
REAL ESTATE TYPE	Terraced house
LOCATION	Svetvinčenat, Štokovci
REAL ESTATE ID	1757-1

Stone House for Sale in Istria - Authentic Village Charm Near Svetvinčenat

In the heart of inland Istria, in the small and peaceful village of Pekici, a charming terraced stone house is for sale, offering exactly what many people are looking for today: peace, privacy and a more relaxed way of life, away from the hustle and bustle of the city, yet within easy reach of all essential amenities. Surrounded by greenery and nature, this property preserves the spirit of traditional Istria and offers a wonderful opportunity to create your own retreat for holidays, family stays or tourist rentals.

The house was carefully renovated in 1990 and is fully furnished and ready to move into, allowing the future owner to start enjoying it immediately. A particularly attractive feature is the spacious garden, filled with greenery, a variety of plants and fruit trees, with the possibility of adding a swimming pool and sunbathing area. This creates further potential for a pleasant Mediterranean setting, ideal for relaxing during warm summer days or for tourist rentals aimed at guests who wish to experience the quieter, more authentic side of Istria.

The property is accessible via an asphalt road, and up to three cars can be parked directly next to the entrance to the plot. At the entrance to the house, a covered terrace provides welcome shade and invites you to relax over a morning coffee, spend time with family or enjoy a glass of Istrian wine in the evening. It is precisely these little moments that make a stay in such surroundings so special.

The ground floor comprises a living room and kitchen, while the first floor features a bathroom and a bedroom. The attic has been converted to provide two additional smaller rooms and a spacious terrace with panoramic views of the surrounding greenery and Mount Učka. The views of the natural landscape further enhance the sense of peace and connection with Istria's beautiful countryside. From the kitchen, a hallway leads to an additional room that could serve as a home office, guest room or extra bedroom. This room also has access to an outdoor terrace.

The outdoor area has been designed for enjoying life in the open air. Alongside the spacious terrace, there is a stone table, a small separate kitchen and a separate bathroom. An outdoor summer kitchen with a shower is also

available. This part of the garden is ideal for family lunches, summer dinners and gatherings with friends in an authentic Istrian atmosphere.

In the remaining part of the garden, there is a small auxiliary building currently used for storing tools and as a dog kennel. The rest of the area is enriched with a variety of plants and fruit trees, creating a pleasant green setting that further enhances the sense of privacy and homely comfort.

The village of Pekici is only about a ten-minute drive from Svetvinčenat, one of the best-known historic places in inland Istria. Svetvinčenat is renowned for the Renaissance Morosini-Grimani Castle, its picturesque main square and its stone architecture, which preserves the spirit of times gone by. Cultural events and festivals take place throughout the year, making the town an appealing destination even outside the main tourist season.

This part of Istria is also attractive to lovers of good food and local flavours. The surrounding area offers opportunities to discover traditional Istrian taverns and restaurants, sample homemade pasta such as fuži and pljukanci, dishes featuring truffles, Istrian prosciutto, sheep's cheese and other specialities prepared with locally sourced ingredients. A glass of Malvasia or Teran wine makes the culinary experience even more memorable and is another reason why visitors from Croatia and abroad keep returning to Istria.

This stone house represents an appealing opportunity for buyers looking for their own holiday retreat in Istria, families who value peace and nature, as well as those considering tourist rentals. With further landscaping of the garden and the possibility of adding a swimming pool, the property could be transformed into an even more attractive destination for guests seeking an authentic Istrian experience.

If you are looking for a property with character, outdoor space to enjoy and a sense of tranquillity that is becoming increasingly difficult to find, this stone house in Pekici could be just what you are looking for - a little corner of Istria where life moves at a slower pace and holidays regain their true meaning.

More information

FEATURES	Quiet area, Furnished, Equipped kitchen, Panoramic view, Access - paved, Well-maintained yard, Large terrace
EQUIPMENT	Bathtub, Shower cabin, Fireplace, Smart house, Built-in wardrobe, Garden shed
INFRASTRUCTURE	Waterworks, Cesspit, Electricity, Active telephone line
PERMITS	Owner's certificate, Derived condition
CONSTRUCTION YEAR	1736.
ADAPTATION YEAR	1990.
TOTAL FLOORS	One floor
ROOMS	6
BEDROOMS	4
BATHROOMS	2
ORIENTATION	Southwest, East, Southeast, West
ENERGY EFFICIENCY	U izradi.
DISTANCE FROM PUBLIC TRANSPORTATION	2000 m
DISTANCE FROM SEA	15.0 km
DISTANCE FROM BEACH	15.0 km
DISTANCE FROM CENTER	4.0 km
DISTANCE FROM CENTER	Maintained, Habitable

HEATING	Fireplace
SPACES	Dining room, Living room, Hall, Kitchen, Bathroom, Summer kitchen, Parking, Bedroom, Terrace, Garden, Room
JOINERY	ALU - wood

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