



Istria, Sveti Lovreč : Stone house with building land

Agent Info

Name: ArKadia
Company Name:
Country: United Kingdom
Phone:
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for: Sale
Price: EUR 300,000

Location

Country: Croatia
State/Region/Province: Istria
City: Rovinj
Posted: Sep 26, 2026
Description:
Location: Istarska županija, Rovinj, Rovinjsko Selo.

A charming stone house with a spacious courtyard and additional building land is offered for sale in an attractive tourist location between Sveti Lovreč and Kanfanar, near Dvigrad. The property is conveniently positioned approximately 10 minutes from the Istrian Y motorway and around 30 minutes from both Poreč and Rovinj, making it suitable for permanent living, holidays or tourism-related investment. The traditional stone house is move-in ready and offers approximately 130 m² of residential space together with a high attic. The property is arranged across the ground floor, first floor and attic level, providing a functional layout with additional potential for expansion. The ground floor consists of an entrance hallway, kitchen, living room and bathroom. Internal stairs lead to the first floor, where there are two spacious bedrooms offering comfortable accommodation for residents or guests. From the hallway, further stairs provide access to the high attic. This area offers valuable potential for conversion into additional living space, allowing future owners to increase the usable residential area according to their needs. Next to the main stone house is a separate stone garage measuring 22 m². This auxiliary building also offers adaptation possibilities and could be transformed into a traditional Istrian tavern, additional accommodation or another useful residential or leisure space. The property includes a spacious courtyard measuring 222 m². The outdoor area comprises the entrance zone, a large open courtyard, parking space for several vehicles and a small auxiliary stone building. Adjacent to the courtyard is a substantial building plot measuring 864 m², creating additional development potential and further increasing the investment value of the property. The house is connected to electricity, water and telephone infrastructure. It also has a valid occupancy permit, providing an important advantage for buyers seeking



a property with established utility connections and appropriate documentation. This property is particularly suitable for permanent residence, a holiday home or investment in tourist accommodation. The combination of traditional stone architecture, a 130 m² house, adaptable attic, 22 m² stone garage, 222 m² courtyard and 864 m² building land provides numerous possibilities for future use and development. The location between Sveti Lovreč and Kanfanar offers convenient access to some of Istria's most attractive inland and coastal destinations. The historic surroundings of Dvigrad, the excellent road connections and the proximity to Rovinj and Poreč make this area attractive for buyers seeking authentic Istrian surroundings while remaining within easy reach of major tourist centers. The property also benefits from quick access to the Istrian Y motorway, allowing convenient travel throughout the peninsula. Its peaceful setting, traditional character and proximity to renowned destinations create strong potential for private use, holiday accommodation or a tourism investment. Your satisfaction is our mission. We look forward to future collaboration! Property viewings are organized upon prior signing of a brokerage agreement, in accordance with the Real Estate Brokerage Act. The brokerage commission is 3% + VAT and is payable upon signing the preliminary or final purchase agreement. <https://realestateistria.eu> Built on trust. Defined by results.

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Common

Bedrooms:	2
Bathrooms:	1
Finished sq. ft.:	130 sq m
Lot Size:	864 sq m

Room details

Total rooms:	3
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Building details

Number of Garages:	1
Number of Floors:	3



Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/RFVY-T3997/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

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