

EURO PARTNER

Istarskog razvoda 1, 52440 Poreč

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info: +385 98 923 6402



Code :	00039
Location :	Tinjan
Building area :	361.5 m2
Land area :	2098 m2
Number of bedrooms :	4
Number of bathrooms :	4
Number of toilets :	1
Distance from the sea :	20 km

BUILDING

Number of rooms :	5
Number of floors :	2
Energy class :	in preparation
Year of construction :	2010
Condition :	Renovated

AMENITIES

Number of parking spaces :	4
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HEATING & COOLING

Air conditioning :	Yes
Underfloor heating :	Yes
Fireplace :	Yes

INFRASTRUCTURE

Electricity :	Yes
Water :	Yes
Septic tank :	Yes

DOCUMENTATION

Ownership certificate :	Yes
Building permit :	Yes
Occupancy permit :	Yes

Istria, as the most attractive destination, apart from the beautiful crystal clear sea, hides a rich historical heritage in its interior. Known for its sun and sea, magical hills, Roman monuments, truffles and top restaurants, Istria parries destinations such as Tuscany or Spain in the tourist cosmos.

In a quiet rural environment we offer you a beautiful stone house in this style which consists of two floors with a total living area of 361.50 m2. In the open space of the ground floor there is a spacious living room with a fireplace in the extension of which there is a dining room and kitchen while in the hallway there is a pantry, laundry room and boiler room. Below the ground floor are two bedrooms each with its own bathroom. An internal staircase lined with oak leads to the first floor where there are two more bedrooms with bathrooms overlooking the beautiful garden pool and the Istrian forest which provides a sense of satisfaction peace and enjoyment.

The beautiful large garden that surrounds the house decorated with lots of greenery offers a swimming pool with sun deck and a summer kitchen, while at the entrance to the yard there are parking spaces.



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The house has a unique underfloor heating system / fan coilers on the heat pump.

Dear Buyers, property viewings are possible upon prior signing of a viewing record, which serves as the basis for any further steps related to the purchase process and for the calculation of the agency fee in accordance with applicable law. As an authorised real estate broker, EURO PARTNER d.o.o. charges the buyer a brokerage fee of 3% + VAT of the agreed purchase price upon conclusion of the preliminary agreement or sale contract.