

**EURO PARTNER**

Istarskog razvoda 1, 52440 Poreč

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<b>Code :</b>	00064
<b>Location :</b>	Tinjan
<b>Building area :</b>	291.9 m2
<b>Land area :</b>	1772 m2
<b>Number of bedrooms :</b>	2
<b>Number of bathrooms :</b>	2
<b>Number of toilets :</b>	2
<b>Distance from the center :</b>	5 km
<b>Distance from the sea :</b>	15 km

**BUILDING**

<b>Number of rooms :</b>	3
<b>Number of floors :</b>	1
<b>Energy class :</b>	in preparation
<b>Condition :</b>	Renovated

**AREAS & SPACES**

<b>Storage room :</b>	Yes
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**AMENITIES**

<b>Terrace :</b>	Yes
<b>Balcony :</b>	Yes
<b>Number of parking spaces :</b>	4
<b>Pool :</b>	Yes

**HEATING & COOLING**

<b>Air conditioning :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Fireplace :</b>	Yes

**INFRASTRUCTURE**

<b>Electricity :</b>	Yes
<b>Water :</b>	Yes

**DOCUMENTATION**

<b>Ownership certificate :</b>	Yes
<b>Building permit :</b>	Yes
<b>Occupancy permit :</b>	Yes

For all lovers of beautiful Istria and its interior where the scent of lavender and Mediterranean plants spreads, adorned with olive groves and vineyards, we offer for sale a very elegant stone villa, located in a small village. This impressive villa was built on a plot of 1772 m2, surrounded by stone a wall with wrought-iron entrance gates offers its owners absolute privacy in relation to neighboring houses and passers-by.

The villa is built in the Istrian style of construction dominated by natural materials such as Istrian stone, wooden beams that decorate the high ceilings of the villa, wooden shutters on the windows and terracotta on the floors of the villa.

The gross living area of the villa of 291.90 m2 extends over two floors:

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ground floor and first floor.

The spacious ground floor consists of a hallway, comfortable bedroom with bathroom, storage room, guest toilet and boiler room, while in the second part of the ground floor in the open space there is a nice living room with fireplace, spacious kitchen and dining room, the whole ground floor offers access to an outdoor covered terrace. and pool.

An internal staircase leads to the first floor where there are two bedrooms with bathrooms and access to a large covered balcony with an open view of the natural environment, courtyard and pool.

This beautiful stone villa is surrounded by a landscaped garden with a swimming pool with sun deck, Barbecue with an outdoor fireplace landscaped lawns decorated with various Mediterranean plants.

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.