

EURO PARTNER

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

BUILDING

Number of rooms :	3
Number of floors :	1
Energy class :	in preparation
Condition :	Renovated

AREAS & SPACES

Storage room :	Yes
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AMENITIES

Terrace :	Yes
Balcony :	Yes
Number of parking spaces :	4
Pool :	Yes

HEATING & COOLING

Air conditioning :	Yes
Underfloor heating :	Yes
Fireplace :	Yes

INFRASTRUCTURE

Electricity :	Yes
Water :	Yes

DOCUMENTATION

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

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.