



Code :	02746
Location :	Tinjan
Building size :	198 m2
Lot size :	2007 m2
Number of floors :	2
Number of bedrooms :	3
Number of rooms :	5
Number of bathrooms :	1
Number of toilets :	1
Distance from center :	6000 m
Distance from sea :	15000 m
Energy efficiency :	Not specified
Year of construction :	2009
Year of last adaptation :	2023
Parking :	Yes
Garage :	Yes
Basement :	Yes

Price : 449.000 €

For sale is a beautiful house of 198 m2, located on a fenced and landscaped plot of land with a total area of

2,007 m2, 6 km from Tinjan and all necessary amenities such as shops, schools, etc., 17 km from Pazin, 22 km from Poreč and 15 km from the sea.

The basement consists of a garage for 2 cars and a room that currently serves as a storage room, although it is ideal for conversion into a tavern or a private wellness oasis.

The rest of the house is on one floor - the ground floor and consists of a hallway, 3 bedrooms, a bathroom and a toilet, and a spacious living room with a kitchen and dining area, which leads to a covered terrace and a beautifully landscaped yard. Below is also a beautiful closed terrace "wintergarten", which serves as an additional living room with a kitchen and a fireplace, or an ideal place for socializing and gatherings throughout the year.

In the yard on one side of the house there is parking for up to 3 cars and the entrance to the aforementioned garage, while on the other side there is a beautifully landscaped yard and a sunbathing area with a heated saltwater pool of ...