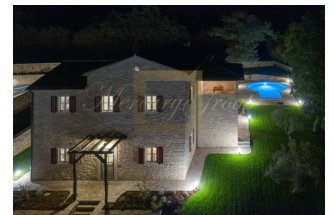
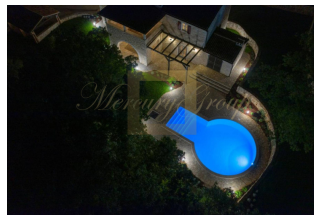




Croatia, Istria, Tinjan elegant stone villa with swimming pool, of exceptional quality

Croatia, Istria

Price:	€ 1 225 000
Object type	House
Market	New building
Bedrooms	3
Number of rooms	3
Land area	1112 m2
Area	298 m2
Category	For sale



In a small village in the vicinity of Tinjan, an elegant villa with a swimming pool of exceptional construction quality, completely in stone, is for sale.

Autochthonous construction elements were used:

- stone wall in drywall;
- wooden beams;
- metal scrapers;
- slates on the floor around the pool;
- covered terrace for "al fresco" dining.

The villa was renovated in 2021 and thus received a refresh and the final contemporary "touch". In addition to aesthetic procedures, it is important to emphasize that underfloor heating was added on the entire lower floor. For stone buildings, this is extremely important for the health of the house, but also for the possibility of staying all year round and/or year-round renting. The villa is categorized as 4* for 7 people + 2 extra beds. Everything is equipped for 8 people (8 chairs...) If desired, it can also be categorized as 5* because there are conditions).

Divorce:

Ground floor:

- to the left of the entrance is the kitchen, solid wood;
- utility / pantry;
- laundry room;
- dining room, two stairs;
- hall/corridor;



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- guest bathroom;
- living room with two pull-out sofas and exit to the covered terrace.

Floor:

- stairs lead to the first floor, a combination of terracotta / wood, upstairs there is a wooden parquet floor;
- exit to the balcony with seating. Here you can enjoy the view of the greenery - the neighboring land is not for construction;
- on the left is the main room, the wardrobes are solid wood, a double bed 180 x 200 cm, a bathroom with a lying bathtub and a shower, a bidet and two sinks;
- on the right, a room with a double bed 160 x 190 cm and another bed for one person measuring 90 x 190 cm, a complete bathroom with a lying bathtub and shower, as well as a bidet and two sinks;
- the third room with a double bed 160 x 190 cm, a complete bathroom with a lying bathtub and a shower, a bidet and two sinks;

Yard:

- swimming pool size 37 m2 (not heated, but has preparation for pool heating); - covered fireplace;
- external bathroom with shower;
- covered parking for 2 cars with power outlet (for charging e-bikes or electric cars);
- uncovered parking for 4 cars;

Boiler room:

- heat pumps;
- central heating and hot water BOSCH system.

In all upper bedrooms there is air conditioning with the possibility of heating and cooling.
The ground floor has underfloor heating plus a wood-burning fireplace.

The interior carpentry is wooden. The glass is double-layered.

It is sold furnished.

This villa is a favorite holiday home for many tourists in love with Istria because it offers a pristine charm, so there are inquiries for holding small weddings or as a place for photo shoots.

Afford a part of Istria for yourself or as an investment with the possibility of year-round rental.

Call us for a viewing. Welcome!

We are at your disposal.

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