



**Istria, Tinjan - magnificent Istrian stone villa in an intimate location with a 32 m2 swimming p...**

*Croatia, Istria*

<b>Price:</b>	<b>€ 890 000</b>
<b>Object type</b>	House
<b>Market</b>	New building
<b>Year built</b>	2014
<b>Bedrooms</b>	3
<b>Number of rooms</b>	3
<b>Land area</b>	644 m2
<b>Area</b>	300 m2
<b>Category</b>	For sale



In an ideal location, in the middle of beautiful and untouched nature between Tinjan and Višnja, for those who want peace and intimacy, this beautiful and spacious Istrian stone villa of 300 m2 with a swimming pool of 32 m2 and a separate playroom of about 50 m2 is located. It is located on a completely fenced plot of 644 m2 surrounded by beautiful greenery. The concept is ground floor plus first floor and consists of: entrance hall, living room with fireplace, spacious kitchen, dining room, guest toilet, bedroom with bathroom, two terraces and boiler room on the ground floor. On the first floor there are two bedrooms, each with its own dressing room and bathroom, an entrance hall, and two covered terraces. In the landscaped yard of the villa itself, there is a 32 m2 swimming pool with deckchairs, a shower and a sunbathing area, a stone grill and several olive trees. On a slightly elevated part of the yard, there is the already mentioned game room with a snooker table, SAT TV, PlayStation console, darts and table football, as well as a bocce court. Parking is provided for several cars. The interior has been carefully chosen, so that it respects the Istrian flair. A combination of wood and wooden beams and stone. The exterior is all stone with wooden windows. All rooms are air-conditioned. An additional source of heating is the wood-burning fireplace in the living room. Solar panels are also installed on the roof. It is sold in a fully furnished condition as shown in the pictures. This beautiful villa is used for tourist purposes and is fully occupied. An ideal property for those who cherish true peace and want to escape from the hustle and bustle of the city. We are at your disposal for more information.

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