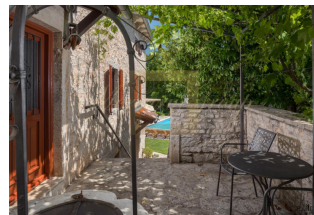




**Tinjan, Beautiful stone villa in the heart of Istria**

*Croatia, Istria*

<b>Price:</b>	<b>€ 2 300 000</b>
<b>Object type</b>	House
<b>Market</b>	New building
<b>Year built</b>	1817
<b>Bedrooms</b>	4
<b>Number of rooms</b>	4
<b>Land area</b>	7178 m2
<b>Area</b>	193 m2
<b>Category</b>	For sale



Tinjan, a beautiful stone villa in the heart of Istria.

For sale is an Istrian stone villa located on a spacious plot of 7178 m2, with a total size of 193.47 m2.

This villa was built in 1817, completely renovated in 2016, combining historical charm with modern comfort.

On the ground floor of the villa there is a spacious living room, dining room and kitchen, exit to a beautiful garden where there is a bathroom and a storage room next to the house.

On the first floor there are two bedrooms of 19.65 m2 and 18.86 m2, two bathrooms of 4.03 m2 and 5.20 m2 and a terrace where there is an old barn, on the second floor there are two bedrooms in the attic sizes 19.40 m2 and 20.05 m2 and two bathrooms with a total size of 3.97 m2 and 6.70 m2.

The house is heated by a fireplace in the living room and cooled by an air conditioning unit.

On the spacious garden there is an 8 x 4 (32 m2) swimming pool for enjoying with family and friends, a jacuzzi for 6 people, a sunbathing area, a covered terrace with a fireplace and a storage room for bicycles (9 m2). In the immediate vicinity, there is a smaller object of 32 m2, which contains facilities for playing and socializing (table football, billiards, darts,...) and below in the orchard there is a children's playground (swings, slide, trampoline, soccer goals) , ...) The entire terrain offers complete privacy, it is surrounded by a high stone wall and

Considering the large square footage of the land, a total of 7178 m2, 3081 m2 is construction land and 3172 m2 is agricultural land. This villa has a well-established business of providing accommodation for tourist purposes and the capacity to build more accommodation facilities.



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We are at your disposal for all questions.

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