



## Newly renovated stone house with pool near Porec

330.000 €

2.357 €/m<sup>2</sup>

Not far from the town of Poreč is located this restored Istrian stone house, with all the necessary modern amenities, and yet with beautifully preserved traditional charm. The property is located 20 km from the first beach and spreads over a plot of 550 m<sup>2</sup>, surrounded by Istrian dry stone walls that provide absolute privacy regardless of the proximity of neighbors.

The total living area of the house is 140 m<sup>2</sup> and spreads over two floors, ground floor, and attic connected by an internal staircase. The ground floor has an airy and stylish living room, a modern open space kitchen, dining room with access to a covered terrace, toilet, and two bedrooms with private bathrooms. In the charming attic of the house are located two spacious bedrooms and a shared bathroom. The bridge above the living room connects the two bedrooms upstairs. PVC joinery, stone ceramics, and oak parquets in the rooms were used in the decoration of the villa. The heating and cooling of the house are arranged through air conditioning with an inverter installed in each room. In the courtyard of the villa, which is carefully decorated and planted with Mediterranean plants, there is a swimming pool of 36 m<sup>2</sup>, a summer terrace, and a sun deck. Two parking spaces are provided in the yard of the property.

The property is sold fully equipped, and if you want, you can rent it. The uniqueness and excellent location of this villa guarantee a quick return through tourist rental. According to the assessment of a renowned agency, the gross income of this villa is approx. 27,000.00 euros per year. Distance from the larger city of Porec is 20 km, services such as shops, restaurants, and bakeries are 500 m from the property. Pula Airport is 52 km away, Venice Airport is 238 km away and the nearest motorway entrance is 10 km away.

## Summary

Location	Tinjan	Property ID	2312
Price	330.000 €	Type	house
Area	140 m <sup>2</sup>	Land area	550 m <sup>2</sup>

Bedrooms	4	Bathrooms	3
Parking spaces	2	Parking spaces (garage)	-
Floor	ground floor	Orientation	South
Ownership type	Ownership 1/1	Owner	Private owner
Price/m <sup>2</sup>	2.357 €	Real estate transfer tax	3%
Energy certificate	In progress	Subtype	detached, family house, villa, ground-floor house

## Distances

Center	500 m
Sea	20 km
Pula airport	52 km
Store	500 m
Near a bigger city	12 km
Venezia airport	238 km

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