



Small traditional stone house in the heart of Istria

250.000 €

2.778 €/m²

For sale- traditional stone estate situated in the green heart of Istria, in the vicinity of Tinjan. Estate is located in an ideal starting point, in the central Istria, where is close the western and eastern coast of Istria and the Istrian heartland with the historic towns such as Grožnjan and Motovun. On the distance of only 20 km from the beautiful beaches in Poreč, which provides leisure facilities for small and of the large park of water, water ski lifts, walkways, dates in the famous nightclubs, concerts, cultural events and cultural and historical monuments. The plot is located in the immediate vicinity of "Parezana", former train route that is no longer in use as such, but is well known as cycling - hiking trail with beautiful views of the ancient cities and the countryside of Istria. Small stone house of 90m² was partly connected with another object, but has a separate entrance and courtyard, which guarantees privacy. It is located on a property of approx. 10.000 m² with beautiful rural views. The house was built around year 1900 and renovated in year 2006, in the traditional Istrian style with turquoise shutters. There are three rooms: 2 bedrooms (4 + 1 persons), a classic Istrian cuisine and dining room connected with living room, bathroom, separate toilet and a beautiful open terrace on the top floor. The house provides full comfort whether you are using it as a holiday house, a house for rent or for permanent residence. Beside it, in the green oasis of the yard, there is a pool of 50 m² with a sundeck. It is surrounded by arable land that can be planted with vineyard, olive grove, orchard and as vegetable garden.

Geo-strategic position of this Istrian property will give you peace and privacy with birds singing, and yet you will not detach from the modern urban way of life- coffee in the city's teeming in Poreč, shells festival in the Lim Fjord, gastronomic event (Days of olive oil, prosciutto, truffles, wine ...) in the surrounding areas, shopping in Slovenia and Trieste, aquapark Istralandia and numerous other. Distances: beach in Poreč 20 km airport in Pula- 47 km restaurant in Tinjanu- 1 km shop in Tinjanu- 1 km

Summary

Location	Tinjan	Property ID	1636
Price	250.000 €	Type	house
Area	90 m ²	Land area	10.000 m ²

Bedrooms	2	Bathrooms	1
Parking spaces	10	Parking spaces (garage)	-
Floor	ground floor	Orientation	Northwest
Ownership type	Ownership 1/1	Owner	Private owner
Price/m ²	2.778 €	Real estate transfer tax	4%
Energy certificate	-	Subtype	family house, semidetached

Distances

Center	1000 m
Near a bigger city	20 km
Pula airport	40 km
School	1000 m
Store	1000 m
Venezia airport	250 km
Sea	17 km
Transportation	1000 m

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