



## Istrian traditional stone house in a secluded place with 4294 m<sup>2</sup> of land, 15 km from Porec

200.000 €

1.111 €/m<sup>2</sup>

Traditional Istrian stone house in a secluded area surrounded by grasslands and forests, near Tinjan 15 km from Poreč is for sale. Sea and the nearest beach are 15 km (9 miles) away. It is located in the heart of Istria, so that cities like Poreč, Rovinj, Vrsar and Pula are 20 to 30 minute drive away. The surrounding area is very picturesque, idyllic, old stone houses, vineyards and fields, bicycle routes.

This property is interesting for the construction of private villa or more villas for renting.

The house has 180 sqm net residential area, and the total area of the building plot is 3,100 sqm.

First house contains (external dimensions 7m x 11 m = 77 sqm): ground floor, first floor and attic. The exterior stone walls of the house are in very good condition, and a stone was very good quality and superb workmanship. House needs a complete edit, except, of course the walls. The very own location of the house is on the western sunny side.

Second house contains (external dimensions of 7 m x 9.5 m = 66 sqm): ground floor, first floor, in the nature it was a stable.

Additional rooms: storage room.

Orientation: south - west, 300 m above sea level

Dimensions of the plot: The plot is 60 meters long and 50 meters wide.

The possibility of building: it is possible to build an additional detached house, villa. Blueprint buildable is 30 %. The possibility of building B +GF + FF\*, the maximum height of 10 m to marry.

Division of the plot: possible

Infrastructure: water connection, electrical connection, connected to a septic tank.

Distances of the real estate: school: 1000 m, shop: 2000 m, park / playground: m, beach: 15 km, highway: Baderna 5 km, Airport: Pula: 40 km, Venezia 200 km.

Real estate tax: Paid by customer in the amount of 5 % of the agreed purchase prices within 30 days of signing the contract.

Brokerage fees for BUYER: 3.75 % with invited covering VAT (minimum fee is 15,000 € / 2,000.00 Euro). Online shown prices do not include agency commission for the buver and the sales tax.

\* In addition to brokerage services for buying and selling real estate and providing legal advice, our agency is also involved in the construction of real estate for sale. This includes organizing and conducting all necessary actions of collecting the necessary permits for construction to

handover the keys to our clients. The organization of the construction process includes the selection and purchase of land for construction, obtaining all necessary permits and supervision of the construction.

## Summary

Location	Tinjan	Property ID	1748
Price	200.000 €	Type	house
Area	180 m <sup>2</sup>	Land area	4.294 m <sup>2</sup>
Bedrooms	-	Bathrooms	-
Parking spaces	-	Parking spaces (garage)	-
Floor	ground floor	Orientation	Southwest
Ownership type	Co-ownership	Owner	Private owner
Price/m <sup>2</sup>	1.111 €	Real estate transfer tax	3%
Energy certificate	Not obligatory	Subtype	detached, family house

## Distances

Transportation	1000 m
Sea	15 km
Rijeka airport	130 km
School	1000 m
Store	2 km
Venezia airport	200 km
Center	1000 m
Near a bigger city	2 km
Pula airport	60 km
Trst airport	90 km

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