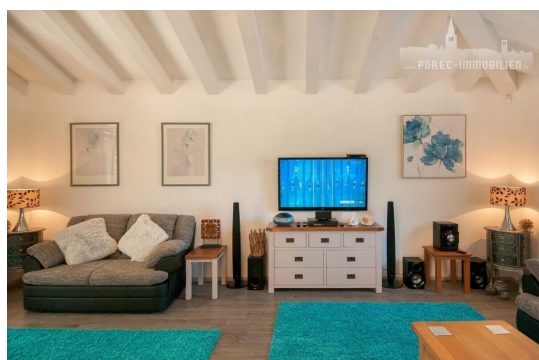




|                                   |                    |
|-----------------------------------|--------------------|
| <b>Code :</b>                     | 01553              |
| <b>Location :</b>                 | Tinjan             |
| <b>House Type :</b>               | Detached house     |
| <b>Building size :</b>            | 159 m <sup>2</sup> |
| <b>Lot size :</b>                 | 943 m <sup>2</sup> |
| <b>Distance from center :</b>     | 4000 m             |
| <b>Distance from sea :</b>        | 20000 m            |
| <b>Number of floors :</b>         | 2                  |
| <b>Number of rooms :</b>          | 5                  |
| <b>Number of bedrooms :</b>       | 4                  |
| <b>Number of bathrooms / WC :</b> | 3 / 1              |
| <b>Number of parking lots :</b>   | 3                  |
| <b>Year of construction :</b>     | 2017               |
| <b>Energy efficiency :</b>        | Not specified      |
| <b>Balcony :</b>                  | Yes                |
| <b>Internet :</b>                 | Yes                |
| <b>Swimming pool :</b>            | Yes                |
| <b>Climate :</b>                  | Yes                |
| <b>Satellite :</b>                | Yes                |
| <b>Heating :</b>                  | Yes                |
| <b>Underfloor heating :</b>       | Yes                |
| <b>Furnished :</b>                | Yes                |
| <b>Depository :</b>               | Yes                |
| <b>Fireplace :</b>                | Yes                |
| <b>Current implemented :</b>      | Yes                |
| <b>Conducted water :</b>          | Yes                |
| <b>Asphalted :</b>                | Yes                |
| <b>Building permit :</b>          | Yes                |

**Price :** 540.000 €

A beautiful detached house with a swimming pool is situated in a peaceful, green setting, in the immediate vicinity of the small Istrian town of Tinjan. Built in 2017, the house is located on the edge of the village, surrounded by woodland, providing plenty of shade, peace and a high level of privacy.

The house offers a total of 159 m<sup>2</sup> of usable living space and is set on a spacious 943 m<sup>2</sup> plot.

The ground floor comprises an entrance hall, a spacious open-plan area with a kitchen and dining room, a living room with a fireplace, two bedrooms, each with its own bathroom, an additional toilet and a storage room.

The living area opens onto both covered and uncovered terraces, next to which there is a barbecue area, a beautifully landscaped garden and a swimming pool. An internal staircase leads to the first floor, where there are two additional bedrooms. One of them has its own balcony and bathroom.

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Heating and cooling are provided by air-conditioning units and a fireplace, while the bathrooms feature underfloor heating. The exterior windows and doors are wooden.

The spacious grounds are carefully landscaped. Next to the house there is parking for several cars, a large lawn, a 22 m<sup>2</sup> swimming pool with a sunbathing area, as well as a garden shed located at the rear of the house.

This property is an excellent choice for anyone looking for peace, nature and privacy while still being only a few kilometres from all essential amenities. Thanks to its attractive location, well-designed layout and swimming pool, the house also represents an excellent opportunity for tourist rental and investment.