

ISTRA, TINJAN - Dvije vrhunske kamene vile, Tinjan, House



Seller Info

Name: Agencija Dux nekretnine
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First Name: Agencija
Last Name: Dux nekretnine
Company Name: DUX NEKRETNINE d.o.o.
Service Type: Selling and renting
Country: Croatia
Region: Primorsko-goranska županija
City: Rijeka
ZIP code: 51000
Address: Tizianova 8
Mobile: 385 91 480 8808
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About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then because we like to stay in touch

even after the contract is signed
- because our mission is more
than just a job.

Listing details

Common

Title:	ISTRA, TINJAN - Dvije vrhunske kamene vile
Property for:	Sale
House type:	detached
Property area:	440 m ²
Lot Size:	1000 m ²
Number of Floors:	2
Bedrooms:	8
Bathrooms:	4
Price:	1,250,000.00 €
Updated:	Sep 11, 2024

Condition

Built:	1930
Last renovation:	2014

Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Tinjan
City area:	Brečevići
ZIP code:	52444

Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes

Additional information

Energy efficiency:	In preparation
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Parking

Garage:	yes
Number of parking:	6

spaces:

Description

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ISTRIA, TINJAN - This wonderful Istrian stone property with two completely renovated stone houses is located not far from the inevitable Poreč in a small settlement. Upon entering the settlement, the first thing that will enchant you are the high stone walls in the original stone vault with larger wooden doors. At the entrance to the property are two completely renovated stone houses. The first larger stone house consists of a total of 260m² spread over 3 floors. On the ground floor of the villa, there is a large living room with a wood-burning fireplace, which creates a special atmosphere during your stay in the open space, and then a fully equipped kitchen with a dining area. From the living room there is an exit to the garden and the pool. In addition, there is a guest toilet and a large storage room on the ground floor, as well as a staircase that connects the space with the upper floor. On the upper first floor, there are two spacious bedrooms, each of which has its own bathroom and a terrace with a view of the sea in the distance and greenery. The staircase further leads to the upper back floor, where there are two bedrooms and one shared bathroom. In front of the first villa there is also a spacious swimming pool with a cooler of 48m², and the stay in the villa is even more pleasant with the heated pool water. The pool has a water heating system using heat pumps with the help of solar panels. A separate tavern is an ideal space for entertaining friends and family with a large fireplace. The second smaller stone villa consists of a total of 160m² spread over two floors, so the spacious ground floor has a living room with a fireplace, as well as a fully equipped kitchen and dining room. In addition, there is a guest bathroom on the ground floor. The staircase leads to the upper floor, where there is a larger, spacious bedroom with its own bathroom and a terrace with a view of the sea in the distance and greenery. On the outside, next to the smaller stone villa, there is a Wellness area with a Jacuzzi and a larger sauna for up to 12 people. In addition to the spacious swimming pool, the 775 m² garden has enough parking space for 4 cars, 2 of which can be placed in the 50 m² garage. There is also enough green space that is taken care of by the automatic irrigation system. Additional information: *Both stone villas were renovated in 2014. *Underfloor heating was installed in both stone villas on all floors. additional heated source. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions. www.dux-nekretnine.hr/opci-uvjeti-poslovanja ID CODE: 12778

Additional contact info

Reference Number: 577383

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