



<b>Code :</b>	01226
<b>Location :</b>	Tinjan
<b>Building size :</b>	98 m <sup>2</sup>
<b>Lot size :</b>	673 m <sup>2</sup>
<b>Distance from center :</b>	0 m
<b>Distance from sea :</b>	20000 m
<b>Number of floors :</b>	1
<b>Number of rooms :</b>	3
<b>Number of bedrooms :</b>	2
<b>Number of bathrooms :</b>	1
<b>Number of toilets :</b>	1
<b>Swimming pool :</b>	Yes
<b>Parking :</b>	Yes
<b>Electric heating :</b>	Yes
<b>Air conditioning heating :</b>	Yes
<b>Year of construction :</b>	n/a
<b>Energy efficiency :</b>	Not specified

**Price :** 435.000 €

Poreč, surroundings, one-story house with a pool in a quiet location!

In a quiet Istrian place, 20 minutes drive from the city of Poreč and the first beaches, there is a one-story house with a pool. The total size of the house is 98.11 m<sup>2</sup> and consists of a spacious living room, an open space kitchen and dining area, a toilet, and two bedrooms, one of which has its own bathroom. All rooms have plenty of light. From the living room and dining area, you can directly access the covered terrace where there is a sun deck with a 30 m<sup>2</sup> pool. The view from the living room and terrace extends to an olive grove, pastures, and forest. The surroundings of the house will be fully landscaped with Mediterranean plants and green fences. Heating and cooling of the house are provided by air conditioners. The house's uniqueness lies in its privacy, surroundings, and magnificent view of nature.

Nearby, there is a post office, a shop, and trails for pleasant walks in nature. The planned completion of construction is September 2024.

Due to its location, this property is an ideal investment for tourist rental or stay during the summer months.