

Villa

Tinjan, Istria



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| Ref | RE-U-28772 |
| Type | Villa |
| Region | Istria > Porec |
| Location | Tinjan |
| Front line | No |
| Sea view | No |
| Floorspace | 103 sqm |
| No. of bedrooms | 3 |
| No. of bathrooms | 2 |
| Price | € 520 000 |

Charming villa in Tinjan with swimming pool !

Located near Tinjan, a charming single-story villa spanning a total area of 103.72 m² is available for sale. The interior comprises a kitchen, dining area, and a spacious living room with an open-concept design, three bedrooms, two bathrooms, a storage room, and a wardrobe. The living room opens onto a 14 m² covered terrace.

Situated on an 825 m² land plot, the property features a 4x7 m swimming pool, a covered gazebo equipped with a summer kitchen and barbecue area, as well as multiple parking spaces. The property includes a 25 m³ cistern, operational and suitable for irrigation during the summer months. The meticulously landscaped and well-maintained yard is fully fenced, ensuring ample privacy.

Heating and cooling are provided by two air conditioners, and the house is equipped with central heating installations. Additionally, there is a possibility for heating with solid fuels, as the house is fitted with a chimney.

Nestled in a picturesque setting, just 17 km from the popular tourist destination of Poreč, this property offers a great opportunity for tourist rental, promising a return on investment. The house is currently rented out to tourists during the summer months, allowing the future owner to seamlessly take over the established tourist activity.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

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