

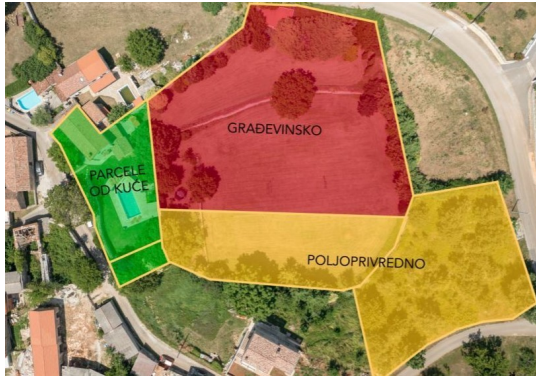
## ISTRIA ADRIA

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<b>Code :</b>	08223
<b>Location :</b>	Poreč
<b>Building size :</b>	193.47 m <sup>2</sup>
<b>Lot size :</b>	695 m <sup>2</sup>
<b>Garden size :</b>	0.00 m <sup>2</sup>
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	4
<b>Number of rooms :</b>	4
<b>Number of bathrooms :</b>	5
<b>Energy efficiency :</b>	A
<b>Year of construction :</b>	1817

**Price :** 2.300.000 €

Holiday house for sale Tinjan. This house is an ideal opportunity because since 2008 it has a well-established activity of seasonal rental to tourists. The living area of this typical Istrian stone house is 193.47m<sup>2</sup>, and next to it, agricultural and urbanized land with a total area of 6,253m<sup>2</sup> is for sale. On the ground floor there is a living room, a kitchen, and a dining room, and there is also an external bathroom on the outside of the house. The first floor has two bedrooms with attached bathrooms. There are two more bedrooms in the attic, each with its own bathroom. Next to the house there is a swimming pool of 32 m<sup>2</sup> and a hydromassage tub for 6 people. On the outside of the house there is a covered terrace, a storage room for bicycles and a storage room, and a brick barbecue. In the yard of the house is an orchard with a children's playground, which has a slide, swings, soccer goals and a trampoline. In the immediate vicinity of the house there is a smaller object of 32 m<sup>2</sup> with facilities for entertainment (darts, billiards, table football). The entire area of the house is surrounded by a wall.

For more information, call the numbers: