



Code :	00430
Location :	Tinjan
Building area :	78 m ²
Land area :	681 m ²
Distance from the center :	4000 m
Distance from the sea :	20000 m
Orientation :	South
Number of floors :	2
Year of construction :	1968
Possibility of extension :	Yes
Condition :	For renovation
Ownership certificate :	Yes
Electricity infrastructure :	Yes
Water infrastructure :	Yes

Price **200.000 €**

For sale is an old stone house with a footprint of 39 m² on a plot of 681 m², situated in a quiet location on the edge of a small village near Tinjan, 4 km from the nearest town with necessary amenities, and 20 km from Poreč and the sea.

The land is of regular shape, oriented to the south, and the house is located at the very edge of the plot, allowing for a clear arrangement of future facilities and the possibility of expansion. The existing stone house provides a good foundation for renovation, emphasizing the preservation of authentic Istrian elements such as stone walls and traditional architecture, while the rest of the future building could be realized as a new construction connected to the original part.

The land has electricity and water connections, and it is partially fenced.

For more information and to arrange a viewing, feel free to contact us.