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**City Pazin, Croatia, Authentic stone villa in central Istria with swimming pool -  
Ref. : 1024/48**



**Selling price: 950.000 €.**

**Location : Pazin**

**Advantages:**

- Swimming pool
- Parking
- Modern
- Stone house
- It has an Energy Certificate

**Description :**

- Living space : **245 m<sup>2</sup>**
- Land space : **1115 m<sup>2</sup>**
- Number of rooms : **3**
- Number of floors : **2**
- Number of bathrooms : **5**
- Distance from sea : **20000 m**

For sale is a fully furnished villa that combines elements of traditional construction and modern design. Located in Tinjan, in a quiet environment, it offers a pleasant space for living or relaxing, with a good level of privacy.

The net living area is 245 m<sup>2</sup>. On the ground floor there is a spacious living room with lots of natural light, a kitchen with a dining room and an additional bathroom. On the first floor there are three bedrooms, each with its own bathroom. The additional bathroom is located next to the outdoor fireplace, which is practical for use during outdoor activities.

The living area opens onto a landscaped garden with a swimming pool, which has heating. The outdoor area also includes a sundeck, a garden and a summer kitchen. A total of six parking spaces are available, two of which are covered and equipped with charging points for electric vehicles.

Underfloor heating is installed on the ground floor, with additional heating and cooling via air conditioning and a wood-burning fireplace. Air conditioners are installed in all rooms on the first floor. The villa was built with quality materials, with a combination of stone and wood, and is sold fully furnished and ready for use.



