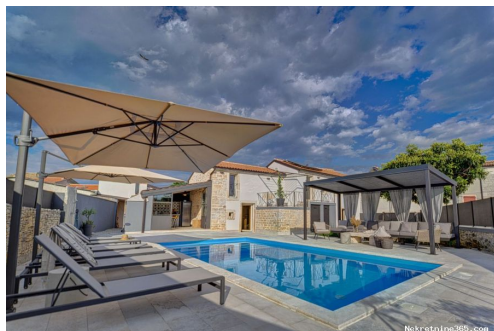


## Renovirana kamena vila s bazenom, okolica Kanfanara, Kanfanar, House



### Seller Info

Name: Velvet Realestate  
 E-mail: info@velvet-realestate.hr  
 First Name: Velvet  
 Last Name: Realestate  
 Company: Velvet Realestate  
 Name:  
 Service Type: Selling and renting  
 Additional: info@velvet-realestate.hr  
 Email:  
 Website: https://www.velvet-realestate.hr  
 Country: Croatia  
 Region: Istarska županija  
 City: Labin  
 City area: Labin  
 ZIP code: 52220  
 Address: Rudarska 1  
 Mobile: +385 95 584 4479  
 About us: Velvet nekretnine agencija djeluje napodručju Istarske županije, gdje u svojoj ponudi objedinjuje kvalitetne, provjerene i vrhunske nekretnine. Tim agencije uključuje kako iskusne, tako i agente pripravnike čiji je cilj učiniti vašu kupnju/prodaju ugodnim iskustvom.

### Listing details

#### Common

Title: Renovirana kamena vila s bazenom, okolica Kanfanara  
 Property for: Sale  
 House type: semi-detached  
 Property area: 136 m<sup>2</sup>  
 Lot Size: 350 m<sup>2</sup>  
 Number of Floors: 1  
 Bedrooms: 4  
 Bathrooms: 3  
 Price: 600,000.00 €  
 Updated: Jul 31, 2023

## Condition

Built: 1921  
Last renovation: 2017

## Location

Country: Croatia  
State/Region/Province: Istarska županija  
City: Kanfanar  
City area: Kanfanar  
ZIP code: 52352

## Permits

Ownership certificate: yes



## Additional information

Energy efficiency: In preparation

## Parking

Number of parking spaces: 2

## Description

Description: Vacations in Kanfanar are also interesting during the off-season because the winters here are mild and pleasant. Thanks to its favorable geographical location, the Istrian peninsula has a very mild Mediterranean climate with an average of 2,300 sunny hours per year. Kanfanar Municipality is famous for its many sights. From the ruins of the medieval city of Dvigrad, the beautiful green-blue oasis of the Lim channel, numerous archaeological sites, to the rich sacred heritage, local products. - Located not far from Kanfanar is this renovated Istrian stone house of a total of 136 m2, which extends through the ground floor and the first floor. On the ground floor there is a fully equipped kitchen with a dining room, a living room and one bedroom with its own bathroom. We climb the internal staircase to the first floor, where there are two spacious bedrooms, each with its own bathroom. The first floor leads to a terrace where you can watch the beautiful landscape or the magical sunset. The temperature is regulated by air conditioning and underfloor heating installed in the bathrooms. On the landscaped and fenced garden, which offers the future owners privacy, there is an auxiliary building of 20 m2 in which there is a summer kitchen and a dining table. In continuation, we have a beautiful 32 m2 saltwater pool surrounded by a sun deck, barbecue and a covered

terrace with outdoor furniture for summer relaxation. There is parking space for two cars in the garden. This stone Istrian beauty is currently used for summer rental purposes, and the future owner can take over the well-established tourism business. ID CODE: 1043

### Additional contact info

Reference Number: 461255  
Agency ref id: 1043