

## Kanfanar, okolica, roh bau kuća na mirnoj lokaciji, Kanfanar, House



### Seller Info

Name: Agencija Diamond Realestate  
First Name: Agencija  
Last Name: Diamond Realestate  
Company Name: Diamond Real Estate d.o.o.  
Service Type: Selling and renting  
Website: <https://diamond-realestate.hr/>  
Country: Croatia  
Region: Istarska županija  
City: Poreč  
City area: Poreč  
ZIP code: 52440  
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About us: Diamond Real Estate  
Partizanska 5a, Dom Obrtnika,  
1.kat,  
52440 Poreč

### Listing details

#### Common

Title: Kanfanar, okolica, roh bau kuća na mirnoj lokaciji  
Property for: Sale  
House type: detached  
Property area: 213 m<sup>2</sup>  
Lot Size: 796 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 10  
Price: 300,000.00 €  
Updated: Apr 16, 2024

#### Condition

Built: 2023

#### Location

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

ZIP code: 52352



## Permits

Building permit: yes

## Additional information

Energy efficiency: In preparation

## Description

Description:

Istria, Kanfanar, surroundings Near the municipality of Kanfanar, this house is in the Roh Bau phase and is waiting for its new owner to complete it. It is located in a quiet settlement, only two minutes' drive from Kanfanar with its city facilities such as shops, schools and the like, and about 20 minutes from the city of Rovinj with its rich offer. The proximity of the Istrian Y is certainly an advantage due to its connection with the rest of Istria. This house was put under the roof in the spring of 2023 and covered an area of 214 m<sup>2</sup>, while another auxiliary building, a garage, with its 20 m<sup>2</sup> can be built in the garden. The house spans two floors, so on the ground floor there is an entrance hall leading to a large living room with a kitchen and dining room, which is illuminated throughout the day, as there is also an exit to the terrace, which is partially covered. On the ground floor there is also a storage room, one bathroom, and a study or bedroom. The staircase, designed in an industrial style of iron and wood, leads to the first floor where there are bedrooms and two more bathrooms. All rooms upstairs have access to terraces, so fresh morning air is ensured for everyone. Next to the house there is another small apartment for tourism or guests, which consists of a living room with a kitchen and dining room, one bedroom and a bathroom. In the basement, there is a cellar and a storage room, and there is a chimney to the basement, so you can put a stove there if you wish and conduct it centrally through the whole house. The great thing is that there is electricity and water on the field, while the sewage system is in front of the house. As everything is in Rohbau design, the sweetest part is yet to come, which is the arrangement according to one's own wishes and possibilities. The base is there, it just needs a new owner to breathe life into this wonderful property in an even better location. ID CODE: 1029-427

## Additional contact info

Reference Number: 509123

Agency ref id: 1029-427