

## ISTRA, KANFANAR - Austrougarska vila za adaptaciju, Kanfanar, House



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: [info@dux-nekretnine.hr](mailto:info@dux-nekretnine.hr)  
First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Tizianova 8  
Mobile: 385 91 480 8808  
Phone: 385 51 518 174  
About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then because we like to stay in touch

even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

Title:	ISTRA, KANFANAR - Austrougarska vila za adaptaciju
Property for:	Sale
House type:	detached
Property area:	230 m <sup>2</sup>
Lot Size:	883 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	7
Bathrooms:	1
Price:	1.00 €
Updated:	Jun 28, 2024

### Location

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

### Permits

Ownership certificate:	yes
------------------------	-----

### Parking

Number of parking spaces:	2
---------------------------	---

### Description

Description:	<p>ISTRIA, KANFANAR - Austro-Hungarian villa for renovation Kanfanar Municipality is famous for its many sights. From the beautiful green-blue oasis of the Lim channel to the ruins of the medieval city of Dvigrad, numerous archaeological sites, rich sacred heritage, local products and many other sights that you will surely fall in love with. In Kanfanar, you will find the peace that is typical of small villages in the hinterland of Istria, although you have everything at your fingertips. A small place where the mild Mediterranean climate is combined with the natural features of inner Istria, a 15-minute drive from Rovinj, only 2 km from the highway exit. In this beautiful village, an autochthonous villa is for sale, which needs renovation in order to shine again in its full glory. The surface of the house extends through the ground floor, first floor and attic and has 230 m<sup>2</sup> of living space. Upon entering the house, we come to a large hallway with high ceilings,</p>
--------------	---

where the kitchen and living room are located on the left, and on the right is a smaller bedroom and a spacious bathroom. Next to the front door is a study with a separate exit from the house. Under the wooden stairs is a room designed as a wine cellar. We climb the large wooden stairs to the mezzanine where there is a small room that used to be a toilet. Climbing further, we come to the first floor of the house where the bedrooms are located, four larger and one smaller. The first floor leads to the attic of the house, which was used as a storage room. The yard of the house is 883 m<sup>2</sup> and is for construction purposes. Next to the house there is a dilapidated house of 30 m<sup>2</sup>. The yard of the house is bordered on the front side by a beautiful stone wall. The construction purpose of the garden offers the possibility of additional decoration, i.e. the construction of a swimming pool, expansion of the parking lot and other accompanying facilities at the request of the future owner. The property is connected to the city's water supply, electricity, and the connection to the city's sewage system is located about 10 meters from the house. The house also has a sterna, that is, a tank with a capacity of 40m<sup>3</sup>. The possibilities of remodeling the house are primarily reflected in the fact that there is only one load-bearing wall on the ground floor, and it is possible to open rooms and create a new layout according to one's own needs and wishes. Ownership 1/1. No burden. All facilities for a beautiful and pleasant life are located in the immediate vicinity, within walking distance. Certainly a beautiful property for a luxurious family life, but also suitable as an investment in the form of elite tourism. A UNIQUE PROPERTY DEFINITELY WORTH YOUR ATTENTION IN A GREAT LOCATION!!! Dear clients, the agency commission is charged in accordance with the General Terms and Conditions: [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 23038

## Additional contact info

Reference Number: 509452  
Agency ref id: 23038