

## Kanfanar, okolica, predivna kuća sa zemljištem 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:	<a href="https://diamond-realestate.hr/">https://diamond-realestate.hr/</a>
Country:	Croatia
Region:	Istarska županija
City:	Poreč
City area:	Poreč
ZIP code:	52440
Address:	Partizanska 5a, Dom Obrtnika, 1.kat
Mobile:	+385 52 210 824
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About us:	Diamond Real Estate Partizanska 5a, Dom Obrtnika, 1.kat, 52440 Poreč

### Listing details

#### Common

Title:	Kanfanar, okolica, predivna kuća sa zemljištem na mirnoj lokaciji
Property for:	Sale
House type:	detached
Property area:	353 m <sup>2</sup>
Lot Size:	2467 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	10
Bathrooms:	7
Price:	1,300,000.00 €
Updated:	Apr 16, 2024

#### Condition

Built:	2024
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#### Location

Country:	Croatia
State/Region/Province:	Istarska županija

City: Kanfanar  
City area: Kanfanar  
ZIP code: 52352



## Additional information

Energy efficiency: In preparation

## Description

Description:

Istria, Kanfanar, surroundings Near the municipality of Kanfanar, which is proud of its exceptional wealth of cultural and historical heritage, natural beauty and preservation of the traditional customs of the region, there is a small village that provides peace and relaxation in an Istrian environment. The house that is looking for its new owner is located on the very edge of the village, and there is a conceptual project for renovation, and thus restored, it is handed over to the new owner on a turnkey basis. It is only a few minutes' drive from Kanfanar and Žminj with its numerous city amenities. The property is located on a plot of 2,467 m<sup>2</sup> and is separated during the renovation, from which the plot with the renovated house and garden would have 1,542 m<sup>2</sup>, while the remaining 925 m<sup>2</sup> would be turned into an additional building plot with its own access road. The renovated building consists of two residential units that extend through the ground floor and first floor. Unit A with its 160 m<sup>2</sup> on the ground floor has an entrance hall, a spacious living room with a kitchen and dining room, and one bathroom. There is an exit to the terrace with a lounge area and a landscaped garden. The internal staircase leads to the first floor where there are three bedrooms with their own bathrooms, one of which is the main one with a walk-in wardrobe and a spacious terrace with a view of the green surroundings. Unit B has a little more than 140m<sup>2</sup>, and on the ground floor there is a kitchen, living room, dining room and one bathroom. On the first floor there is a corridor leading to two bedrooms, one of which has a wardrobe and a bathroom. There is also a bathroom with a sauna on the first floor. Each unit has its own beautifully landscaped garden with 40m<sup>2</sup> swimming pools, sunbathing areas, lounge areas and two parking spaces per apartment. This is an opportunity to buy a property that has it all! It can be used for living, where you will create new memories, and also for tourist rental, given the excellent connection with the rest of Istria and the increasing demand for such facilities. A combination of both is also great, while there is also an additional building plot. A great property is waiting for you, so don't miss the opportunity! ID CODE: 1029-463

## Additional contact info

Reference Number: 538270  
Agency ref id: 1029-463  
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