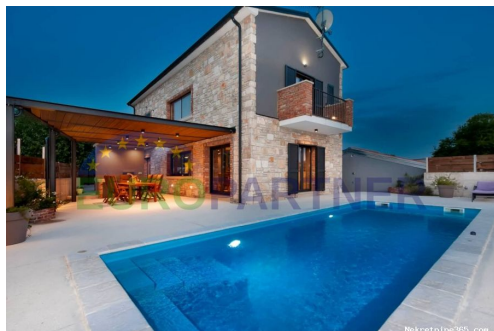


Kamena vila u okolici Kanfanara i blizini prekrasnog Rovinja, Kanfanar, House



Seller Info

Name: Agencija Europartner
First Name: Agencija
Last Name: Europartner
Company Name: Europartner d.o.o.
Service Type: Selling
Additional Email: office@europartner.hr
Website: <https://www.europartner.hr>
Country: Croatia
Region: Istarska županija
City: Poreč
City area: Poreč
ZIP code: 52440
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Phone: +385 52 433 268
About us: Europartner is a licensed real estate agency based in Istria in the town of Poreč, an active member of the Croatian Chamber of Commerce.

Our mission is to fulfill the wishes of our clients, we listen to what you tell us and we are focused on realizing your wishes, which helps us with our many years of experience and acquired market knowledge.

Our Real Estate Portfolio is the result of our work and desire to be among the best, and our satisfied clients are the crown of our profession.

Our business does not end with the signing of the contract, we are still available to our clients for all other jobs from the moment of purchase to carefree

move into the desired property.

We speak: Croatian, English,
German, Italian

We are enrolled in:

Directory of real estate agents
in the Republic of Croatia,
pursuant to Article 12,
paragraph 2 of the Law on Real
Estate Brokering (Official
Gazette 107/07)
Register of Real Estate Brokers
in the Republic of Croatia,
pursuant to Article 2 of the Law
on Real Estate Brokering
(Official Gazette 107/07)

EUROPARTNER d.o.o
Istarskog Razvoda 1, 52440
Poreč
OIB: 68770135089
MBS: 130003427
Share capital: 20.000,00 HRK
The competent court:
Commerical court Pazin

Listing details

Common

Title:	Kamena vila u okolici Kanfanara i blizini prekrasnog Rovinja
Property for:	Sale
House type:	detached
Property area:	200.0 m ²
Lot Size:	600.0 m ²
Bedrooms:	4
Bathrooms:	3
Price:	644,000.0 €
Updated:	Nov 27, 2023

Condition

Condition:	Kept
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Location

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

Permits

Ownership certificate: yes

Additional information

Infrastructure: Water, Air conditioner



Parking

Number of parking spaces: 4

Description

Description:

A beautiful stone villa is for sale in the vicinity of Kanfanar. The villa covers an area of 200 m², with a garden of 600 m². The villa extends over two floors. On the ground floor of the villa there is a kitchen with a dining room and an open space living room, and a bedroom with its own bathroom. From the living room there is access to the terrace and sunbathing area, which includes a 30 m² swimming pool with beautiful Roman steps, a hydromassage bench, a waterfall, a pump and a sand filter. Next to the swimming pool there is a summer kitchen with a stone sink and a gas grill and an outdoor shower, which is an ideal place for outdoor dining. Upstairs there are two bedrooms with private bathrooms and terraces. One bedroom also has a gallery where additional beds can be accommodated. On the first floor, above the living room, there is a weight net for up to 700 kg, which makes the entire interior special. The house is very well built. It is lined with 30 cm Porothem brick with 10-15 cm Styrofoam insulation and stone cladding. There is underfloor heating on the lower floor of the house, while central heating radiators are located in the bedrooms. The villa has its own specifics. In addition to the interesting interior, the beds are handmade from wrought iron, the floors are made of "Cavali" ceramics, and the bedrooms have wooden paneling. Hydraulic sliding walls (profile 28 cm), windows and shutters are aluminum with three-layer tempered glass filled with gas. The sinks are unique from crystal-calcite. The villa also has a built-in central vacuum cleaner. There is a thermal fireplace in the living room. On the garden of 600 m², automatic guidance for flowers was installed. The property is only 15 minutes from the sea and beautiful Rovinj.

Additional contact info

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