

## ISTRA, KANFANAR - Započeta adaptacija dvojne kamene kuće u centru, Kanfanar, House



### Seller Info

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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 - Započeta adaptacija dvojne kamene kuće u centru
Property for:	Sale
House type:	semi-detached
Property area:	240 m <sup>2</sup>
Lot Size:	330 m <sup>2</sup>
Bedrooms:	4
Price:	198,000.00 €
Updated:	Nov 17, 2024

### Location

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



### Permits

Building permit:	yes
Ownership certificate:	yes

### Parking

Number of parking spaces:	2
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### Description

Description: ISTRIA, KANFANAR - Renovation of a semi-detached stone house in the center Kanfanar is located on the western part of the Istrian peninsula and is well connected with the rest of Istria, thanks to the fact that the main hub of the Istrian Epsilon is located here. Thanks to its favorable geographical location, it has a very mild Mediterranean climate with an average of 2,300 hours of sunshine 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 and local products. In the center of Kanfanar, we mediate the sale of this interesting property. It is a two-story stone house with a living area of 240 m<sup>2</sup>, whose owners have started renovations, so that the house will one day shine in its full glory. New slabs were installed, a terrace and a mansard were built, as well as a barn. The house has

electricity, water and sewage connections. On the 330 m2 garden, the owners planned a swimming pool and parking for two cars. The house is sold in the condition that can be seen in the photos. The project and building permit are valid, so the buyer can immediately proceed with the renovation. Due to the proximity of all amenities necessary for life, this stone house can one day become a real beauty for tourist rental or for a peaceful family life. Dear clients, the agency commission is charged in accordance with the General Business Conditions:  
[www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 26095

### Additional contact info

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