

## ISTRA, ROVINJ, OKOLICA - Kamena kućica s komadićem privatnog raja, Rovinj, House



### Seller Info

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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  
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Address: Tizianova 8  
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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, ROVINJ, OKOLICA - Kamena kućica s komadićem privatnog raja
Property for:	Sale
House type:	detached
Property area:	72 m <sup>2</sup>
Lot Size:	141 m <sup>2</sup>
Bedrooms:	2
Bathrooms:	2
Price:	380,000.00 €
Updated:	Jun 20, 2024

### Condition

Last renovation:	2023
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### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Rovinj
City area:	Rovinj
ZIP code:	52210



### Permits

Ownership certificate:	yes
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### Parking

Number of parking spaces:	2
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### Description

Description:	ISTRIA, ROVINJ, SURROUNDINGS - A stone house with a piece of private paradise Kanfanar is located on the western part of the Istrian peninsula and is well connected to the rest of Istria by traffic, thanks to the fact that the main junction of the Istrian Upsilon 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 landmarks. 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.
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Kanfanar is located a 20-minute easy drive from the Istrian pearl of Rovinj. At 15 km from Rovinj, we are mediating the sale of this beautiful stone house with an area of 72 m<sup>2</sup>. The house was completely renovated in 2023 to combine rich tradition and comfort. On the ground floor of the house there is an open concept with a living room, kitchen and bathroom, while the staircase leads to the first floor where there is a bedroom with its own bathroom. On the first floor there is also an entrance hall with a living room that offers the possibility of placing an extra bed for guests. The yard is surrounded by a beautiful stone wall that creates a true oasis of comfort and privacy. It is possible to build an additional building or a swimming pool on the garden plot, and there are already structures for the engine room of the swimming pool. The garden also has automatic lawn irrigation. This beautiful house offers everything you need to get away from the busy life. Don't miss out on becoming the owner of this unique property. 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: 28962

### Additional contact info

Reference Number: 584179  
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