

## Kanfanar, okolica, kuća na top poziciji okružena zelenilom, 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
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About us:	Diamond Real Estate Partizanska 5a, Dom Obrtnika, 1.kat, 52440 Poreč

### Listing details

#### Common

Title:	Kanfanar, okolica, kuća na top poziciji okružena zelenilom
Property for:	Sale
House type:	detached
Property area:	164 m <sup>2</sup>
Lot Size:	1166 m <sup>2</sup>
Bedrooms:	3
Bathrooms:	1
Price:	249,000.00 €
Updated:	Apr 16, 2024

#### Condition

Built:	1990
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#### Location

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

ZIP code: 52352

## Permits

Building permit: yes

## Additional information

Energy efficiency: In preparation



## Parking

Garage: yes

Covered parking space: yes

## Description

Description:

Istria, Kanfanar, surroundings Near the medieval fortress Dvigrad, in a beautiful autochthonous small town, there is this house with a spacious garden. The house is in an excellent position, with a view of the surroundings, which is pure nature. The great thing is that this place is in a great position because it borders many municipalities nearby, and Kanfanar as a larger place is a few minutes drive away with all its city facilities such as shops, educational and health institutions. The house covers an area of 164m<sup>2</sup>, of which 70m<sup>2</sup> is living space, and the rest are carports and open and covered terraces. In addition to all that, the house also has a large woodshed in the yard of 25 m<sup>2</sup>. The house has two floors, ground floor and attic. On the ground floor, we come across a hallway that leads us to all the rooms, such as the living room with kitchen and dining room, two bedrooms, and a spacious bathroom. An internal staircase leads to the attic, which houses another bedroom with its own bathroom. This room has a terrace with a view and is exceptionally well lit throughout the day. There is another room with a lot of potential that is still waiting for its purpose. In the living room we have a beautiful large fireplace, which provides a really special atmosphere when the fire is lit. In addition to the fireplace, there is also a wood stove for heating, and the air conditioner is responsible for cooling. The yard is landscaped and maintained, and in addition to the woodshed, there is also a large garage that comfortably accommodates one car, while in front of the garage, if necessary, there is also a large canopy that is an ideal shelter from the rain and the warm sun in the summer months. If you want to grill and enjoy the house, the outdoor kitchen and another fireplace will take care of that. Also, in addition to the well-maintained garden, it is cultivated with various Mediterranean plants, and there are also old olive trees, one of which is almost a century old. With all that said, this property has it all. From the possibility of living in the countryside to tourist rentals, considering that there are several tourist facilities in the vicinity with high occupancy. She has

everything, she just needs a new owner who will use her full potential and start making her wishes come true! ID CODE: 1029-322

### Additional contact info

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Agency ref id: 1029-322  
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