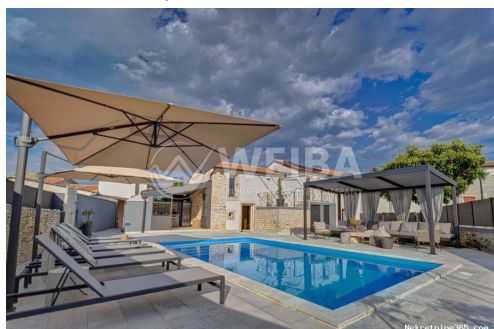


Istra, Kanfanar, jedinstvena kamena vila sa bazenom na mirnoj lokaciji.

Kanfanar, House



Seller Info

Name: Weiba Adria
First Name: Weiba
Last Name: Adria
Company Name: Weiba Adria
Service Type: Selling
Additional Email: info@weiba-adria.com
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About us: Weiba Immobilienmanagement is a German company based in the mountain town of Freiberg in Germany. We have more than 20 years of experience in buying, selling and managing real estate. This competence, as well as clients' interest in investing capital in the real estate market in Croatia, led to the desire for growth and the need for direct access and participation in the local market in Croatia.

With the founding of the Weiba Adria agency, a Croatian branch based in Vodnjan/Istria, we decided to use all the advantages of both markets. The focus is always on the goals of providing high-quality offers and comprehensive support in the sale, purchase

and rental of acquired real estate. Our team consists of trained and licensed agents who speak Croatian and German as their mother tongue. Our goal is to provide professional service and the necessary legal support. We accompany every step from the purchase to the leasing of real estate. Our vision is to enable the customer a special and unforgettable experience in the process of searching, finding and buying real estate. We offer support at every step of the purchase and a full service from a single source. In addition to the purchase or sale of all types of real estate, our offer also includes additional services tailored to each client according to their needs.

Listing details

Common

Title:	Istra, Kanfanar, jedinstvena kamena vila sa bazenom na mirnoj lokaciji
Property for:	Sale
House type:	detached
Property area:	136 m ²
Lot Size:	335 m ²
Bedrooms:	8
Bathrooms:	3
Price:	600,000.00 €
Updated:	Apr 05, 2024

Condition

Built:	1920
Last renovation:	2017

Location

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

ZIP code: 52352

Permits

Building permit: yes
Ownership certificate: yes

Additional information

Energy efficiency: B



Parking

Number of parking spaces: 2

Description

Description:

Istria, Kanfanar - surroundings, beautiful Istrian stone villa for sale located in a quiet village in the heart of Istria, not far from Rovinj and Poreč, on the southwestern part of the Istrian peninsula. The villa was completely renovated in 2017; from the foundation to the roof, with quality workmanship and materials and exudes pure luxury. An exceptional combination of tradition, original autochthonous flair combined with modern details and decoration is what delights every visitor. Every corner of the villa exudes uniqueness. The investor paid special attention to details, so the original elements of the old house from 1920 were used and kept. The area of the villa is 136.65 m² and extends over two floors. On the ground floor there is a living room with a kitchen and a dining room, a bedroom with a bathroom and access to the sun deck. The staircase leads to the first floor, where there is a corridor with an exit to the terrace with a wonderful view of the surroundings and the sea, two bedrooms, each with its own bathroom. All rooms are designed with an emphasis on details. The floors of the rooms on the first floor are wooden (oak), while the rest of the house is made of stone. Heating and cooling is provided by air conditioners in every room and floor heating in every bathroom. The water heating in the boiler, as well as the pool heating, is solar powered, which considerably reduces the house's overhead costs. Next to the villa there is an additional room of approx. 20 m², which serves as a summer kitchen with a dining table. The summer kitchen leads directly to the sunbathing area and pool. The outdoor kitchen is fully equipped with appliances; fridge, dishwasher, induction plate.. The yard is carefully landscaped and fenced so that it provides complete privacy. In addition to the 32 m² swimming pool, there is a covered lounge for relaxation and enjoyment, an outdoor shower, a barbecue and an additional toilet. Parking spaces for two cars in the yard. The villa is an ideal property for anyone looking for a peaceful life away from the noise. Given that he

has a well-established and successful tourist rental business with excellent results, the villa is also a great investment property with the possibility of returning the invested capital. In the vicinity of the town, there are bicycle paths, medieval towns, wine cellars, a rich gastronomic offer, many contents and attractions. The distance from the sea is 20 km. Distance from market and restaurant - 7 km The Istrian Epsilon is 5 minutes away by car from the house, so it will take you to all major destinations in Istria in half an hour. Real estate with a soul, worthy of every attention! ID CODE: 59

Additional contact info

Reference Number: 587864
Agency ref id: 59
Contact phone: 098890958