

ISTRA, KANFANAR - Kuća s prostranom okućnicom, Kanfanar, House



Seller Info

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Company Name: DUX NEKRETNINE d.o.o.
Service Type: Selling and renting
Country: Croatia
Region: Primorsko-goranska županija
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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 - Kuća s prostranom okućnicom
Property for:	Sale
House type:	in sequence
Property area:	82 m ²
Lot Size:	700 m ²
Bedrooms:	4
Bathrooms:	2
Price:	315,000.00 €
Updated:	Jul 01, 2024

Condition

Built: 2016.

Location

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



Permits

Ownership certificate: yes

Parking

Number of parking spaces: 2

Description

Description: ISTRIA, KANFANAR - House with a spacious garden 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 hub 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 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. On the edge of a small Istrian village, 2 km from Kanfanar and 20 km from Rovinj, there is a

newly built house of 80 m². In the construction process, modern materials were used and professional contractors were employed in each phase of construction. The house was completed in 2016. and until now it has been used exclusively for summer holidays, although it is equipped with several heating systems (electric underfloor heating on the ground floor, air conditioning/inverter on the ground floor and on the first floor, and a chimney on the ground floor with a diameter of 30 cm for a fireplace or hearth) which makes it suitable for living over whole year. On the ground floor there is a kitchen, dining room and living room in one space, as well as a bathroom with a toilet. Upstairs there are three bedrooms and another bathroom with a toilet. The exterior joinery is made of massive Siberian larch. In front of the house there is a large and covered terrace, and behind the house there is another large terrace with a barbecue fireplace, which is already in deep shade from noon. In the yard, there is a completely renovated old stone storage room of 18m², equipped with electricity, water and sanitary facilities. Attached to the storage room is also a renovated old stone cistern for rainwater, which is functional and holds water. The area from the main entrance to the property to the house and around the house is paved with paving stones, and the rest of the yard is in the form of a lawn with associated horticulture. The entire property is fenced, one part with a new wall, and the other part with a hedge on posts. The property is 1/1 and is unencumbered. The house has a building and use permit and an energy certificate B. Dear clients, the agency commission is charged in accordance with the General Business Conditions www.dux-nekretnine.hr/opci-uvjeti-poslovanja. ID CODE: 31543

Additional contact info

Reference Number: 621438
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