

## ISTRA, KANFANAR - Simpatična istarska kuća + 490 m2 građevinskog zemljišta!, Kanfanar, House



### Seller Info

Name:	Agencija Dux nekretnine
E-mail:	info@dux-nekretnine.hr
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
ZIP code:	51000
Address:	Tizianova 8
Mobile:	385 91 480 8808
Phone:	385 51 518 174
About us:	<p>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.</p> <p>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</p>

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 - Simpatična istarska kuća + 490 m2 građevinskog zemljišta!
Property for:	Sale
House type:	in sequence
Property area:	110 m <sup>2</sup>
Lot Size:	490 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	3
Bathrooms:	2
Price:	285,000.00 €
Updated:	Jul 25, 2024

### Condition

Last renovation: 2019

### 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

### Description

Description: ISTRIA, KANFANAR - Nice Istrian house + 490 m2 of building land! We are mediating the sale of a nice Istrian house in a quiet location with 490 m2 of construction land opposite the house. This Istrian house extends over two floors and offers a space of 110 m2. In the entrance part there is a terrace of approx. 20 m2 through which the house is accessed. Upon entering the house, we find the

kitchen, then the living room and the bathroom. Stairs lead to the first floor, where there is a small hallway, two bedrooms and a bathroom. HEATING AND COOLING: - air conditioners - underfloor heating - wood stove The house was last renovated 5 years ago and is being sold furnished. Considering the Istrian stone, which has a thickness of up to 60 cm, staying in the house during the hot weather is very pleasant. The house is the last in the row. Across the street from the house there is a construction plot on which there is already water, and it is currently used as an orchard, a container for things and a parking lot. The land offers the construction of an additional building or swimming pool, where there would be enough space for parking, as well as the swimming pool and the facilities that come with it. LOCATION: Quiet and secluded location surrounded by Istrian houses that contribute to the authentic environment. At a 5-minute drive, there is a store, post office, cafe and other facilities that are needed in everyday life. The sea is about 12 km away. Neat ownership! A property that offers various possibilities in an attractive location! 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: 32357

### Additional contact info

Reference Number: 627650  
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