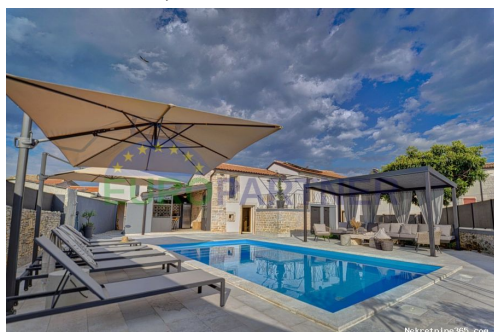


Istra, okolica Kanfanara, autohtona kamena kuća pretvorena u mali raj, Kanfanar, House



Seller Info

Name: Agencija Europartner
First Name: Agencija
Last Name: Europartner
Company: Europartner d.o.o.
Name:
Service Type: Selling
Additional: office@europartner.hr
Email:
Website: <https://www.europartner.hr>
Country: Croatia
Region: Istarska županija
City: Poreč
City area: Poreč
ZIP code: 52440
Address: Mate Vlašića 20
Mobile: +385 98 923 6402
Phone: +385 52 433 268
About us: Europartner is a licensed real estate agency based in Istria in the town of Poreč, an active member of the Croatian Chamber of Commerce.

Our mission is to fulfill the wishes of our clients, we listen to what you tell us and we are focused on realizing your wishes, which helps us with our many years of experience and acquired market knowledge.

Our Real Estate Portfolio is the result of our work and desire to be among the best, and our satisfied clients are the crown of our profession.

Our business does not end with the signing of the contract, we are still available to our clients for all other jobs from the

moment of purchase to carefree
move into the desired property.

We speak: Croatian, English,
German, Italian

We are enrolled in:

Directory of real estate agents
in the Republic of Croatia,
pursuant to Article 12,
paragraph 2 of the Law on Real
Estate Brokering (Official
Gazette 107/07)
Register of Real Estate Brokers
in the Republic of Croatia,
pursuant to Article 2 of the Law
on Real Estate Brokering
(Official Gazette 107/07)

EUROPARTNER d.o.o
Istarskog Razvoda 1, 52440
Poreč
OIB: 68770135089
MBS: 130003427
Share capital: 20.000,00 HRK
The competent court:
Commerical court Pazin

Listing details

Common

Title:	Istra, okolica Kanfanara, autohtona kamena kuća pretvorena u mali raj
Property for:	Sale
House type:	detached
Property area:	137 m ²
Lot Size:	335 m ²
Bedrooms:	6
Bathrooms:	3
Price:	600,000.00 €
Updated:	Aug 26, 2024

Condition

Condition:	Newly adapted
Built:	1920

Location

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

Permits

Ownership certificate: yes



Additional information

Infrastructure: Air conditioner

Description

Description:

Every house has its own story, and so does this beautiful stone beauty that we offer for sale. In the immediate vicinity of Kanfanar, an autochthonous Istrian house has been renovated and turned into a small paradise that provides total comfort for a vacation. The house originally dates from 1920, but was completely reconstructed from the ground up in 2017. During the reconstruction, the autochthonous Istrian stilt was kept and elements of modernism were added to provide the comfort of modern living. The villa covers an area of 135 m² and consists of a ground floor and an upper floor. On the ground floor there is an open space concept of living room, kitchen and dining room, which achieves excellent communication and spaciousness. On the ground floor there is also a bedroom with its own bathroom. The ground floor leads to the sunbathing area and pool. Next to the 32 m² swimming pool is a fully equipped summer kitchen that allows you to spend time with family and friends. The pool is solar heated with salt water and new quality devices for electrolysis, On the first floor of the villa, there are two bedrooms with their own bathrooms and access to the terrace, which allows you to drink your morning coffee outdoors. Heating and cooling of the house are regulated by air conditioners, while all bathrooms have underfloor heating. The villa has a well-established tourist rental business, which offers the future owner the possibility of a quick return on investment. If you want to own a beautiful property in Istria that has its own special story and extremely positive energy, this autochthonous house is the perfect choice. Custom ID: D-256 Remark: Viewing the property is possible with the signing of the brokerage contract, which is the basis for further actions related to the purchase and sale, all in accordance with the Act on Brokerage in Real Estate Transactions. The agency commission is determined by the brokerage contract, and is payable after the conclusion of the sales contract.

Additional contact info

Reference Number: 634554
Agency ref id: D-256
Contact phone: +385 (91) 268-2467