

ISTRA, KANFANAR - Stoljetna kamena ljepotica s dva stana u centru. Kanfancar, 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 - Stoljetna kamena ljepotica s dva stana u centru
Property for:	Sale
House type:	detached
Property area:	260 m ²
Lot Size:	880 m ²
Bedrooms:	9
Bathrooms:	2
Price:	498,000.00 €
Updated:	Oct 31, 2024

Condition

Built:	1904
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Location

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

Permits

Ownership certificate:	yes
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Parking

Garage:	yes
Number of parking spaces:	3
Covered parking space:	yes

Description

Description:	ISTRIA, KANFANAR - A century-old stone beauty with two apartments in the center In Kanfanar, you will find the peace that is typical of small villages in the
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hinterland of Istria, although you have everything at your fingertips. A small place where the mild Mediterranean climate is combined with the natural features of inner Istria, 15 minutes' drive from the town of Rovinj. There are many sights for which Kanfanar municipality is famous. From the beautiful green-blue oasis of the Lim channel to the ruins of the medieval city of Dvigrad, numerous archaeological sites, rich sacred heritage, local products. With a small access to the sea, the municipality of Kanfanar is an interesting destination for all lovers of nature, historical heritage, Istrian tradition and culture, as well as active vacations. Within walking distance of all necessary facilities for life, there is a century-old stone house that is waiting for a new owner! This beautiful, autochthonous house is adorned with a rich history. Before the house began to be used for family purposes, it was a well-known inn that was full of life every day, full of guests who spent every free moment there and enjoyed and absorbed the charms it offered them. Today it is a family house with two apartments, with a total area of 260 m². One of the apartments is located on the ground floor and is currently used for living, while the second apartment on the first floor requires some renovation in order to fully show all its potential. Upon entering the ground floor, the first thing we notice is the long corridor that connects all the rooms. On the left side of the corridor we enter a small kitchen decorated with an old stone sink from the last century. Then there is a dining table and a spacious bright living room where you will be happy to spend your morning coffee. Down the hall there are two large bedrooms, one smaller room that is used as a study and a bathroom. At the end of the corridor there is an external door that leads to the courtyard of the house. The internal stairs from the hallway lead us to the floor where there is another apartment that requires renovation. The apartment consists of a spacious living room, dining room and kitchen that leads to a large terrace that is ideal for relaxing. The specialty of the first floor is also a large hallway that leads to 4 bedrooms and a spacious bathroom. The house also has an underground basement, which is accessed by stairs from the ground floor of the house. The current owners use it to store things and food, but also as a small wine cellar where they collect various wines. The yard of 880 m² is completely surrounded by a fence and there is enough space to build a swimming pool. A hundred-year-old palm tree remains in the garden, which gives the property an extra flair. Outside there is also an outdoor toilet and a storage room. In front of the house there is a garage for parking a car, while two additional parking spaces are located in front of the garage itself. The house is heated by air conditioners, pellet stoves and wood stoves. It is a perfect opportunity for all those who are looking for a quieter location, which offers them peace and privacy, as well as the simplicity of staying close to all the necessary amenities. For any additional questions, necessary information or wish to organize an appointment to view the property, please feel free to contact us at any time. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions.

<https://www.dux-nekretnine.hr/opci-uvjeti-poslovanja> ID CODE: 33287

Additional contact info

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