



Country estate with a stone house surrounded by nature, 15 km from Rovinj

225.000 €
750 €/m²

For sale is „Štancija“, a country estate in Istria surrounded by nature. It is situated 15 km from Rovinj and 4 km from the highway. The property consists of a detached stone house, auxiliary stone building and a cistern. Its total surface is approximately 300 m². The building land area is 1730 m², while agricultural area and olive orchard have 20 000 m². The house is located on a slightly elevated terrain facing southwest, at about 2 km away from the village, which provides complete intimacy, ideal place for vacation or tourism rentals.

The total floor area of the house is approx. 110 m², while the additional building has 25 m². The house has two floors – the ground and first floor and partly an additional attic. The house has seven rooms, 3 on the ground floor, 3 on the first floor and 1 in the attic.

The total surface area of the living space after the reconstruction could be 300 m². The house is made of stone, plastered on the outside and not decorated on the inside. It has antique wooden beams and floors, while the roof is covered with old roof tiles. The joinery is wooden, windows are protected by metal shutters.

The property is currently connected to the electrical grid, and a septic tank is used for sewage treatment.

The cistern, in Istria known as šterna was used as the water source. The connection to the water supply is 1.2 km away from the property. The cost of bringing the water to the property is 30.000 euros.

Macadam road least to the property, located 1.2 km from the asphalt road.

The property has a great potential if the existing buildings get renovated in the original Istrian style. This way it could be used as a stone vacation villa or a quiet private oasis. The new owner also has the possibility to build additional facilities on the building land.

Rovinj is only 15 km away from the property, Poreč 30 km, as well as Pula airport. Shop and restaurants are 2 km away.

Summary

Location	Kanfanar	Property ID	2242
Price	225.000 €	Type	house

Area	300 m²	Land area	22.000 m²
Bedrooms	7	Bathrooms	-
Parking spaces	-	Parking spaces (garage)	1
Floor	ground floor	Orientation	Southwest
Ownership type	Ownership 1/1	Owner	Private owner
Price/m²	750 €	Real estate transfer tax	3%
Energy certificate	Not obligatory	Subtype	detached, family house, rural properties

Distances

Center	2 km
Sea	15 km
Pula airport	30 km
School	2 km
Store	2 km
Near a bigger city	15 km
Transportation	1.5 km

[View original listing](#)

