



Charming stone villa with a pool in the center of the small Istrian village near Rovinj

635.000 €

2.646 €/m²

A stone villa located in the heart of a small Istrian village is for sale. The property is approx. 18 km away from the sea in Rovinj. This property offers complete privacy, regardless of the proximity of neighbors because a high stone wall surrounds it. The stone house is completely renovated and has retained the identity of the indigenous Istrian house as it was before the renovation.

The villa of 240 sqm has 4 bedrooms, 4 bathrooms, toilet, kitchen, dining room, living room, and terrace.

The ground floor has a large living room with a fireplace (and has satellite TV, DVD, A / C), dining room, kitchen (with all the necessary appliances including microwave and dishwasher) and a double bedroom and bathroom with shower.

The first floor is divided into two independent parts.

The right part has the main room, the so-called "Captain's room", with double bed, bathroom, and jacuzzi.

The left part has a spacious bedroom with a double bed, a bathroom with a bathtub and a double room with a private bathroom and a shower cabin.

The courtyard of 700 sqm is surrounded by a high stone wall. In it, surrounded by a well-kept lawn and ornamental plants, is a pool of 26 sqm with a beach and covered terrace with fireplace and sitting area.

The personal vehicle can be parked in one of the two parking spaces that are located outside the garden.

The area is very interesting for all adventurers, pedestrians, cyclists, antiques, and nature lovers.

Distances:

Restaurants, cafes and small shops are located in the village of Kanfanar at a distance of 6 km.

Nearest major tourist center - the town of Rovinj: sea and many beaches, as well as larger supermarkets/shops, markets, banks, post offices, tourism associations and agencies, pharmacies, school playgrounds, restaurants, fish markets, cafes, bakeries, pastry shops, hair and beauty salons, etc. are within 18 km

Summary

Location	Kanfanar	Property ID	1495
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Price	635.000 €	Type	house
Area	240 m²	Land area	700 m²
Bedrooms	4	Bathrooms	4
Parking spaces	2	Parking spaces (garage)	-
Floor	ground floor	Orientation	West
Ownership type	Ownership 1/1	Owner	Private owner
Price/m²	2.646 €	Tax	3%
Energy certificate	-	Subtype	detached, villa

Distances

Transportation	5 m
Center	6 km
Pula airport	36.2 km
Rijeka airport	116 km
Trst airport	152 km
Venezia airport	263 km
Sea	18 km

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