

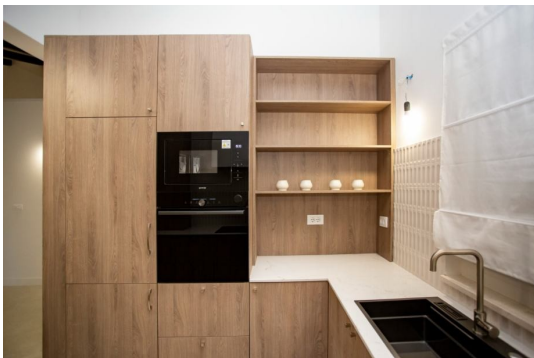
## ISTRIA ADRIA

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<b>Code :</b>	10688
<b>Location :</b>	Kanfanar
<b>Building size :</b>	147 m2
<b>Lot size :</b>	750 m2
<b>Garden size :</b>	0.00 m2
<b>Number of bedrooms :</b>	4
<b>Number of rooms :</b>	4
<b>Number of bathrooms :</b>	3
<b>Parking :</b>	Yes
<b>Energy efficiency :</b>	A
<b>Year of construction :</b>	2025

Price : 495.000 €

For sale is a detached single-story house with an area of 147 m<sup>2</sup>, located in a peaceful and picturesque neighborhood in the Kanfanar area. The house is set on a well-maintained plot of 750 m<sup>2</sup>, surrounded by greenery and privacy, just a 10-minute drive from Rovinj and the sea.

Contents and layout:

- 4 spacious bedrooms
- 3 modernly designed bathrooms
- Fully equipped kitchen
- Dining room and living room with access to a covered terrace
- Outdoor pool – perfect for summer relaxation
- Landscaped garden and private parking

The location offers complete tranquility while being close to tourist centers.

Ideal for family living or tourist rental with excellent return potential.

Only a 10-minute easy drive separates you from the sea and Rovinj.

For more information, please