

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

e-mail: info@istria-adria.com

web: istria-adria.com

info: +386 59 200 071



Code :	12054
Location :	Kanfanar
Building size :	135 m2
Lot size :	614 m2
Garden size :	0.00 m2
Number of bedrooms :	3
Number of rooms :	4
Number of toilets :	1
Air conditioning :	Yes
Swimming pool :	Yes
Energy efficiency :	Not specified
Year of construction :	2025

Price : 600.000 €

This beautiful, fully equipped and decorated villa is located in a small village near KANFANAR.

It consists of an open space living room, kitchen and dining room, three bedrooms each with its own bathroom, and an additional toilet and storage room.

The rooms are sunny with large glass walls that lead to a spacious terrace with a covered summer kitchen and a sunbathing area with deck chairs and a swimming pool.

The space is carefully decorated and completely fenced, which provides complete privacy and comfort.

Sufficiently spacious parking and a landscaped garden with Mediterranean plants give it a special charm.

The villa has 4 stars and excellent reviews, which is a great advantage for a future buyer who can take over an established tourist rental.

It is located in an attractive location, in the immediate vicinity of the charming medieval town of Svetvinčenat.

The distance from the coast and beautiful Rovinj is approximately 15km, an ideal investment in tourism.