

## ISTRIA ADRIA

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<b>Code :</b>	13018
<b>Location :</b>	Kanfanar
<b>Building size :</b>	240 m <sup>2</sup>
<b>Lot size :</b>	300 m <sup>2</sup>
<b>Garden size :</b>	0.00 m <sup>2</sup>
<b>Number of floors :</b>	2
<b>Energy efficiency :</b>	Not specified

**Price :** 175.000 €

Stone House for Renovation in the Heart of Istria - Kanfanar

For sale is an authentic Istrian stone house with an area of 240 m<sup>2</sup>, situated on a plot of approximately 300 m<sup>2</sup>, in a peaceful setting in the municipality of Kanfanar.

The property is in the renovation phase, and a significant portion of the construction work has already been completed, allowing the future owner to continue the project without lengthy preparations and administrative procedures.

Completed works include:

- Project completed
- Construction site registered
- New intermediate floors
- First floor completed
- New internal staircase
- Terrace
- New roof

All necessary infrastructure is available on the property, which further facilitates and accelerates the continuation of the works.

Thanks to the existing documentation and completed works, it is possible to immediately resume renovation and customize the property to one's own desires and needs.

This stone house is ideal for:

- A spacious family home,
- A luxury holiday home with a pool,
- A tourist rental property,
- An investment project.

There is also a possibility for joint investment for interested investors.

For more information, please