

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	15132
Location :	Kanfanar
Building size :	210 m2
Lot size :	312 m2
Garden size :	0.00 m2
Number of floors :	3
Number of bedrooms :	5
Number of rooms :	5
Number of bathrooms :	5
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	A
Year of construction :	1900

Price : 520.000 €

In the peaceful settlement of the municipality of Kanfanar, a beautiful, completely renovated property is for sale. It consists of two stone houses with a total living area of 208 m² (the larger house is 150 m² + the smaller house is 58 m²), situated on fenced plots with a total area of 312 m² (60 m² + 252 m²). It is sold exclusively as a whole.

****Smaller House (detached, 58 m²):****

Load-bearing stone walls (52-60 cm), wooden roof structure with gutters.

Ground floor: living room with kitchen, bedroom, bathroom, sanitary unit.

Floors: ceramic tiles and stone.

Exterior carpentry: wooden with double glazing and shutters.

Interior carpentry: wooden.

Fully air-conditioned, underfloor heating, fireplace.

Pergola (32 m²), pool (20 m²), stone-paved courtyard.

Furnished and landscaped.

****Larger House (150 m², with floors P+2):****

Stone walls, wooden roof with gutters, concrete ceiling slab.

Ground floor: living room with kitchen, bathroom, sanitary unit, staircase.

1st floor: hallway, two bedrooms, two bathrooms.

2nd floor: identical layout as the first.

Floors: ceramic tiles, stone, and wood.

Exterior carpentry: wooden with double glazing and blinds.

Interior carpentry: wooden.

Heating: underfloor heating, fireplace, air conditioning in all rooms.

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Internet, telephone, water, electricity, sewage – all installations completed.

Also fully furnished and equipped.

****Additional information:****

Direct access to an asphalted road.

Urban and utility-equipped area.

The plot is fenced and well-maintained.

Buildings older than 100 years, thoroughly renovated in 2012.

For more information and to schedule a viewing, please