

ISTRIA ADRIA

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Code :	15598
Location :	Kanfanar
Building size :	130 m2
Garden size :	0.00 m2
Number of floors :	2
Number of bedrooms :	3
Number of rooms :	3
Number of bathrooms :	3
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	Not specified
Year of construction :	1900

Price : 360.000 €

In Kanfanar, there is a property that combines two separate, fully renovated Istrian stone houses.

The main house spans approximately 100 m² distributed over three levels, with a sea view from the highest level. Opposite it is the second stone house, covering around 30 m², designed as a separate living unit suitable for guests, an office, or a tourist apartment.

Both houses have undergone complete renovation, preserving the original stone appearance while adapting the interiors to modern living. All water, electricity, and drainage installations have been replaced, new joinery has been installed, bathrooms have been renovated, new flooring has been laid, and a modern kitchen with a large island has been equipped.

A special feature of the property is the smaller stone house with its own terrace of approximately 20 m². The cozy living room with a gallery creates a spacious and attractive ambiance, and the property offers numerous usage possibilities—from private accommodation for guests to an additional source of income through tourist rentals.

In total, both houses contain three bedrooms, while the living room in the main house, separated by sliding doors, can serve as an additional bedroom if needed. There are three bathrooms, two separate toilets, and three parking spaces available.

Thanks to its layout and the possibilities it offers, it is ideal for family living, vacationing, or tourist rental.

Rovinj is only 14 km away, and nearby are the Lim Channel and numerous Istrian attractions, while shops, schools, kindergartens,

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post offices, pharmacies, and other amenities are within easy reach. The highway exit and Shell gas station are approximately 2.5 km away.

For more information and to schedule a viewing, please