

ISTRA, KANFANAR - Velika kuća s poslovnim prostorom i okućnicom, Kanfanar, House



Seller Info

Name: Agencija Dux nekretnine
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 First Name: Agencija
 Last Name: Dux nekretnine
 Company Name: DUX NEKRETNINE d.o.o.
 Service Type: Selling and renting
 Country: Croatia
 Region: Primorsko-goranska županija
 City: Rijeka
 ZIP code: 51000
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 About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then

because we like to stay in touch
even after the contract is signed
- because our mission is more
than just a job.

Listing details

Common

Title:	ISTRA, KANFANAR - Velika kuća s poslovnim prostorom i okućnicom
Property for:	Sale
House type:	semi-detached
Property area:	634 m ²
Lot Size:	1707 m ²
Bedrooms:	11
Bathrooms:	4
Price:	699,000.00 €
Updated:	Apr 29, 2024

Condition

Last renovation:	2011
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Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Kanfamar
City area:	Kanfamar
ZIP code:	52352



Permits

Location permit:	yes
Ownership certificate:	yes

Parking

Number of parking spaces:	4
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Description

Description:	ISTRIA, KANFANAR - A large house with business premises and a garden There are many sights for which the municipality of Kanfanar is famous. From the beautiful green-blue oasis of the Lim Channel to the ruins of the medieval city of Dvigrad, numerous archaeological sites, rich sacred heritage, local products... In Kanfanar, you will find the peace that is typical of small villages in the hinterland of Istria, although you have everything at your fingertips. A small place where the mild Mediterranean climate is combined with the natural features of inner Istria, a
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15-minute drive from Rovinj, only 2 km from the highway exit. This large house with a total net area of 634.58 m² is for sale in the center of Kanfanar. The house consists of a large basement, ground floor, first floor and a high attic - attic. The basement has an area of 78.22 m² and contains 3 rooms that the future owner can arrange as he wishes and a boiler room. On the ground floor of 277.01 m², there is apartment I, which consists of a hallway, kitchen, dining room, pantry, living room, 3 bedrooms, one of which has its own bathroom, an additional toilet, and a beautiful covered terrace. On the ground floor there is also a commercial space where a coffee bar was planned, with associated sanitary facilities and 2 toilets. We climb the external stairs to the floor of 229.18 m², which consists of 2 apartments. Apartment II is in the Rohbau phase and contains a kitchen with a living room, two bedrooms and a large covered terrace. Apartment III is habitable and contains a hallway, kitchen, living room, storage room, covered terrace, toilet and two bedrooms, each of which has an additional room that can be converted into a bathroom or a built-in wardrobe. The high attic of 50.17 m² can be arranged by the owner into an additional apartment or according to his wishes. Heating is on wood and air conditioning. The house is surrounded by a beautiful garden where there is enough space to build a swimming pool and related facilities. 4 parking spaces are provided for your tin pets. The great potential that this house has allows it to one day become a beautiful apartment house with a swimming pool and a unit for a comfortable family life. Dear clients, the agency commission is charged in accordance with the General Business Conditions:
www.dux-nekretnine.hr/opci-uvjeti-poslovanja ID CODE: 17076

Additional contact info

Reference Number: 576323
 Agency ref id: 17076