PARENTIUM PREMIUM REAL ESTATE
Vukovarska 19, 52440 Poreč
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Code :	01511
Location :	Kanfanar
Building size :	188 m2
Lot size :	718 m2
Distance from center :	17000 m
Distance from sea :	17000 m
Number of floors :	1
Number of rooms :	5
Number of bedrooms :	4
Number of bathrooms :	4
Number of toilets :	1
Seaview :	Yes
Swimming pool :	Yes
Parking :	Yes
Basement :	Yes
Electric heating :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Heating by fireplace :	Yes
Central heating :	Yes
Year of construction :	2023
Energy efficiency :	Not specified

Old price :	850.000 €
New price :	695.000 €

Istria, Kanfanar OPPORTUNITY!!!

This new villa with a pool of 180m2, located only 15 minutes' easy drive from the center of Rovinj, is located in a small Istrian village on a gentle hill. The house represents a combination of autochthonous Istrian architecture and modern design.

On the ground floor of the house there is a living room with a fireplace, a kitchen with storage and a dining room designed as an open space concept, 2 bedrooms each with their own bathroom and toilet.
We climb the open staircase to the first floor, where there is one bedroom with a large private bathroom and a terrace.
Both floors offer a beautiful view of the sea when the weather is nice.
On the ground floor, on the outside of the house, there is also a studio apartment, which can be used as a guest room, a room for the housekeeper or can be arranged as a gym, etc. There is also a technical room.

The central place in the garden is occupied by a large heated swimming pool, size 32m2, with a sunbed (3.5x8m), a covered outdoor kitchen with a barbecue and a sink, and a table for outdoor dining, ideal for the summer months.

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There are 2 parking spaces for cars within the fenced yard.

Heating in the house will be underfloor heating, through heat pumps. There will also be central air conditioning with five internal cooling units via a heat pump.

The total area of

the house is 180m2, of which 140m2 is the residential part, while 40m2 is the covered terrace.

This property is sold fully furnished and equipped.

A quiet location surrounded by family houses and the possibility of comfortable living as well as tourist rental makes this house an excellent residential and business opportunity.