

House

Kanfanar, Istria



Ref	RE-U-25839
Type	House
Region	Istria > Rovinj
Location	Kanfanar
Front line	No
Sea view	No
Distance to sea	8000 m
Floorspace	165 sqm
Plot size	1356 sqm

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No. of bedrooms	3
No. of bathrooms	1
Price	€ 270 000

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Detached house on a spacious garden in Rovinj area, in Kanfanar village, 8 km from the sea.

Total area of the house is 165 sq.m. Land plot is 1356 sq.m.

The house consists of a living room, 2 bedrooms and a bathroom on the ground floor, and a bedroom with a toilet on the first floor. The room on the first floor has access to a terrace with a beautiful view of the surroundings.

The house is habitable and has all the necessary infrastructure. In order for it to shine in its full glory, it needs adaptation, and the new owner can adjust the layout of the rooms according to his own wishes. The building has a garage and an auxiliary building with an area of 25 m².

The garden has a surface of 1356 m². There are several perennial olive trees on it and it is surrounded by a dry wall.

The complete garden is located in the construction area, which gives the future owner the possibility of building a swimming pool, additional facilities or another building.

A property with potential that can bring the future owner a return on investment through tourist rental.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

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