

House

Kanfanas, Istria



House

Kanfanar, Istria



Ref	RE-U-32357
Type	House
Region	Istria > Poreč
Location	Kanfanar
Front line	No
Sea view	No
Distance to sea	12000 m
Floorspace	110 sqm
Plot size	490 sqm
No. of bedrooms	2
No. of bathrooms	2
Price	€ 300 000

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Stone house in Kanfanar for sale!
Total area is 110 sq.m. Land plot is 490 sq.m.
Complete adaptation of 2019.

This Istrian house extends over two floors.
In the entrance part there is a terrace of approx. 20 m² through which the house is accessed.
Upon entering the house, we find the kitchen, then the living room and the bathroom.
Stairs lead to the first floor, where there is a small hallway, two bedrooms and a bathroom.

HEATING AND COOLING:

- air conditioners
- underfloor heating
- wood stove

The house was last renovated 5 years ago and is being sold furnished.
Considering the Istrian stone, which has a thickness of up to 60 cm, the stay in the house during the hot weather is very pleasant.
The house is the last in the row.

Across the street from the house there is a building plot on which there is already water, and it is currently used as an orchard, a container for things and a parking lot.
The land offers the construction of an additional building or swimming pool, where there would be enough space for parking as well as the swimming pool and the facilities that come with it.

LOCATION:

Quiet and secluded location surrounded by Istrian houses that contribute to the authentic environment.
At a 5-minute drive, there is a store, post office, cafe and other facilities that are needed in everyday life.
The sea is about 12 km away.

A property that offers various possibilities in an attractive location!
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.

Property advantages:

- Swimming pool
- Stone house

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Price per m²:
2.727 €

Average price/m² of this type
in this region:
3.153 €

Median price/m² of this type
in this region:
2.907 €

Average price/m² of this type
in Croatia:
3.035 €

Median price/m² of this type
in Croatia:
2.625 €

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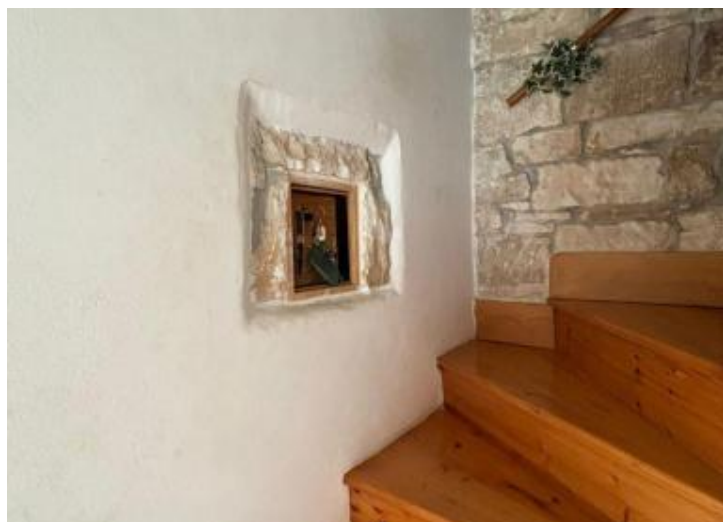
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