ID: 3453

SALE OF A TRADITIONAL ISTRIAN STONE HOUSE WITH GARDEN KANFANAR

Kanfanar

120,000 €
923 €/m^2







Located in the heart of central Istria, within the Municipality of Kanfanar, this authentic Istrian stone house offers the perfect combination of peace, nature, and excellent transport connections. Thanks to its proximity to the Istrian Y motorway, the towns of Rovinj, Bale, Svetvinčenat, and the Lim Bay are just a short drive away, while Pula and Poreč are easily accessible. Kanfanar is widely recognised as a desirable place to live and relax, thanks to its preserved Istrian charm, quality infrastructure, and excellent location in the very heart of Istria.

The house offers approximately 130 m² of living space spread over two floors and has retained many original features characteristic of traditional Istrian architecture. Thick stone walls, exposed wooden beams, and authentic utility rooms provide an excellent foundation for a high-quality renovation. The living area consists of a kitchen with dining area, two bedrooms, and a bathroom, while additional spaces include a spacious tavern, a garage, and a former stable. The property is complemented by a cultivated garden and a traditional Istrian cistern, details that further enhance its authentic character. The house is connected to electricity and water, wastewater is managed via a septic tank, and connection to the public sewer system is also possible.

The residential house is detached, while the outbuildings at the rear of the property are structurally connected to the neighbouring property's outbuildings. The residential part of the house is not connected to the neighbouring dwelling.

Whether you are looking for an authentic family home, a holiday retreat, or a property with tourism potential, this stone house offers countless possibilities to create a home tailored to your wishes. Thanks to its traditional architecture, additional outbuildings, cultivated garden, and sought-after location within the Municipality of Kanfanar, it represents an excellent opportunity for anyone wishing to preserve the spirit of old Istria while creating a property with lasting value.

FOR FURTHER INFORMATION, PLEASE CONTACT:

+385 99 297 5400
matea.tomisic@family-nekretnine.hr
Matea Tomišić
Real Estate Assistant
Family nekretnine d.o.o.

Summary

LOCATION	Kanfanar	PROPERTY ID	3453
PRICE	120,000 €	TYPE	House
AREA	130 m²	GARDEN AREA	324 m²
YEAR BUILT	-	YEAR RENOVATED	-
ORIENTATION	Southwest	NUMBER OF FLOORS	-
ROOMS	3	BEDROOMS	2
BATHROOMS	1	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	Yes	PARKING SPACES	4
POOL	-	VIEW AT	Greenery and residential area
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	-	ELEVATOR	-
HEATING	Wood stove	JOINERY	Wooden

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WALLS MATERIAL	Stone	WALLS CONDITION	-
TILES	-	PARQUET	-
FACADE	Bad	ROOF	Channels
INTERNAL STAIRS	-	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	-	ENERGY CERTIFICATE	-

Extra features

- Garage
- Access road
- Tavern
- Balcony
- Pantry
- Garden
- Yard

Infrastructure

- Electricity
- Water
- Phone line

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