EURO PARTNER
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Code :	00134
Location :	Kanfanar
Building area :	200 m2
Land area :	600 m2
Number of bedrooms :	3
Number of bathrooms :	3
Distance from the center :	2 km
Distance from the sea :	10 km

Price : 644.000 €

BUILDING

Number of rooms :	4
Number of floors :	1
Energy class :	in preparation

AMENITIES

Terrace :	Yes
Number of parking spaces :	4
Pool :	Yes

HEATING & COOLING

Air conditioning :	Yes
Underfloor heating :	Yes

INFRASTRUCTURE

Electricity :	Yes
Water :	Yes

DOCUMENTATION

Ownership certificate :	Yes

A beautiful stone villa is for sale in the vicinity of Kanfanar.
The villa covers an area of

200 m2, with a garden of 600 m2.
The villa extends over two floors. On the ground floor of the villa there is a kitchen with a dining room and an open space living room, and a bedroom with its own bathroom.
From the living room there is access to the terrace and sunbathing area, which includes a 30 m2 swimming pool with beautiful Roman steps, a hydromassage bench, a waterfall, a pump and a sand filter.
Next to the swimming pool there is a summer kitchen with a stone sink and a gas grill and an outdoor shower, which is an ideal place for outdoor dining.

Upstairs there are two bedrooms with private bathrooms and terraces. One bedroom also has a gallery where additional beds can be accommodated. On the first floor, above the living room, there is a weight net for up to 700 kg, which makes the entire interior special.

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The house is very well built. It is lined with 30 cm Porotherm brick with 10-15 cm Styrofoam insulation and stone cladding.
There is underfloor heating on the lower floor of the house, while central heating radiators are located in the bedrooms.
The villa has its own specifics. In addition to the interesting interior, the beds are handmade from wrought iron, the floors are made of "Cavali" ceramics, and the bedrooms have wooden paneling.
Hydraulic sliding walls (profile 28 cm), windows and shutters are aluminum with three-layer tempered glass filled with gas. the sinks are unique from crystal-calcite.
The villa also has a built-in central vacuum cleaner.
There is a thermal fireplace in the living room.

On the garden of 600 m2, automatic guidance for flowers was installed.
The property is only 15 minutes from the sea and beautiful Rovinj.