



Code :	02464
Location :	Kanfanar
Building size :	100.00 m2
Plot size :	450 m2
Distance from sea :	11000 m2
Numer of floors :	2
Number of rooms :	3
Number of bathrooms :	4
Energy efficiency :	being prepared
Year of construction :	1921
Year of last adaptation :	2017
Swimming pool :	Yes
Underfloor heating :	Yes
Barbecue :	Yes
Vlasnički list :	Yes
Fireplace :	Yes

Price : 600.000 €

In the vicinity of Kanfanar, 23 km from Poreč - The original house dates back to 1921, and in 2017 it was completely renovated in a way that truly leaves you breathless. On a plot of 450 m2 there is a main house with an area of 100 m2, while next to it there is a separate building of 20 m2, decorated as a summer kitchen. But not just any kind, but superbly equipped with all appliances, and directly connected to a heated saltwater pool of 32 m2, whose water heat is provided by solar panels, just like in the rest of the house, which gives an additional, energy-efficient component and makes this house an eco-friendly building. The outdoor space is well designed for relaxation, so that on the most beautiful days of the year, you can practically live outside in this property. Because in addition to the already mentioned summer kitchen, swimming pool and lounge area, there is also a barbecue, a shower right next to the pool, and an outdoor bathroom that provides maximum comfort during your stay by the pool. All of this listed was built and equipped with first-class materials. The interior is a particularly attractive story that you can admire endlessly. It consists of three en-suite bedrooms, with each bathroom having underfloor heating. The living room is spacious and comfortable, just like the kitchen, which simply invites you to show off your culinary skills in this fantastic environment. The interior is designed in such a way that on the ground floor there is one bedroom with a bathroom, a kitchen, a living room and a dining room, while on the first floor there are two other bedrooms, each with its own terrace for the most beautiful mornings or the most pleasant evenings. All rooms in the villa are air-conditioned. And considering that today's villa was created from a hundred-year-old, traditional house, in addition to autochthonous, original details, the interior is purposefully dominated by neutral shades fused with natural materials such as wood and stone. The interior exudes airy luxury complete with details such as selected ceramics and unique, designer lighting. Wooden beams in the bedrooms and



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bathrooms give that special rustic charm, which is additionally enriched with natural fabrics that prevail in the textile decor. The house offers privacy and security because it has walls that delimit the plot - a closed and protected storage room and two parking spaces.