



<b>Code :</b>	13774
<b>Location :</b>	Kanfanar
<b>Building size :</b>	372 m2
<b>Lot size :</b>	1611 m2
<b>Distance from center :</b>	0 m
<b>Distance from sea :</b>	0 m
<b>Seaview :</b>	Yes
<b>Number of floors :</b>	0
<b>Number of rooms :</b>	5
<b>Number of bathrooms :</b>	5
<b>Year of construction :</b>	2018
<b>Energy efficiency :</b>	A+
<b>Parking :</b>	Yes
<b>Air conditioning system :</b>	Yes

**Price :** 1.192.500 €

Near Kanfanar there is a luxury villa with pool, 372 m2 with a garden of 1611 m2, the beauty is vintage charm, perfect dimensions for large family gatherings.

The ground floor has a luxurious living room with a fireplace, a dining room with a table and chairs for 10 people, a toilet, a large and modern rustic kitchen and two bedrooms with bathrooms, one with a double bed and the other with two single beds.

Upstairs are three double bedrooms with bathrooms and double beds. Two bedrooms have access to terraces with a beautiful view of the greenery and the sea and Rovinj in the distance.

The villa offers a fantastically equipped sports area with a multifunctional field for handball, basketball and football, volleyball court, 2 tennis courts, 2 bowling lanes, table tennis, outdoor fitness and a huge children's playground and is 16 km from the sea and 18 km from the city of Rovinj.

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