



listing



Agent Info

Name:	ArKadia
Company Name:	
Country:	United Kingdom
Phone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for:	Sale
Price:	EUR 480,000

Location

Country:	Croatia
State/Region/Province:	Istria
City:	Kanfanar
Posted:	Feb 09, 2026
Description:	
Location:	Istarska županija, Kanfanar, Kanfanar.

Nestled in a peaceful setting near Kanfanar and only a short drive from the picturesque coastal town of Rovinj, this beautifully restored traditional stone villa offers an authentic Istrian atmosphere, exceptional privacy, and a refined standard of living. Surrounded by nature and Mediterranean greenery, the property represents an ideal retreat for those seeking tranquility while remaining close to the sea and vibrant coastal life.

The villa extends across approximately 147 m² of living space arranged over two floors and is positioned on an impressive, fully enclosed plot of 1,486 m² bordered by traditional dry stone walls. The ground level features a spacious covered veranda perfect for relaxing mornings or evening gatherings, a comfortable living room connected to the kitchen and dining area, one bedroom, and a modern bathroom. The upper floor provides two additional generously sized bedrooms along with another well appointed bathroom, ensuring comfort for family living or hosting guests.

An important highlight of this property is a separate detached annex designed as a fourth bedroom with its own private bathroom, creating excellent flexibility for guest accommodation or an independent apartment unit. Within the landscaped courtyard, a heated swimming pool of 39 m² finished in natural stone invites year round enjoyment and relaxation. Additional value is offered by a 50 m² garden house with potential for a wellness area, sauna, fitness studio, creative workspace, or extra residential unit.



The villa is fully connected to essential infrastructure and benefits from central gas heating. Renovation has been completed to a high standard while carefully preserving original Istrian architectural details and rustic charm, achieving a harmonious blend of tradition and modern comfort.

Positioned on the edge of the village, the property ensures peace, silence, and privacy while remaining just fifteen minutes from Rovinj and the Adriatic coastline. Clear ownership, established tourist rental categorization, and immediate readiness for occupancy or profitable rental further enhance its investment appeal.

Kanfanar is a charming inland destination known for its authentic Istrian character, scenic countryside, and excellent connectivity to Rovinj, Lim Bay, and the wider western coast of Istria. The surrounding region offers renowned gastronomy, cycling routes, wine roads, and preserved nature, making it highly attractive for both lifestyle living and tourism investment.

Your satisfaction is our mission. We look forward to future collaboration!

<https://alphaluxegroup.com>

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Common

Bedrooms: 4

Bathrooms: 3

Finished sq. ft.: 147 sq m

Lot Size: 1486 sq m



Room details

Total rooms: 5

Building details

Outdoor Amenities: Pool

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/RVY-T3307/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 290971

