



**Istria, Kanfanar, Stone villa with swimming pool and sports fields**

*Croatia, Istria*

|                        |                    |
|------------------------|--------------------|
| <b>Price:</b>          | <b>€ 1 120 000</b> |
| <b>Object type</b>     | House              |
| <b>Market</b>          | New building       |
| <b>Bedrooms</b>        | 4                  |
| <b>Number of rooms</b> | 4                  |
| <b>Land area</b>       | 880 m2             |
| <b>Area</b>            | 359 m2             |
| <b>Category</b>        | For sale           |



Luxury villa with a swimming pool of 359 m<sup>2</sup> and a garden of 880 m<sup>2</sup>. It is located in a complex with 3 other villas, each with its own garden and swimming pool. The villas are located on the edge of the village of Ladrovici near Kanfanar.

On the ground floor of the house there is a spacious living room with a fireplace and access to a covered terrace with a summer kitchen, a large fully equipped kitchen with a dining room, and one bedroom with its own bathroom, guest toilet. On the first floor of the house there are a total of 3 bedrooms, each with its own bathroom, two of which have their own balcony.

Each villa has 25% ownership in the sports and recreation complex.

The complex consists of: an ecological garden, a landscaped area with play equipment, a landscaped children's playground, two tennis courts, two bocce courts, a handball court, a basketball court, a volleyball court and an outdoor fitness center.

I am at your disposal for more information.

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