ID: 2468

ATTRACTIVE STONE HOUSES IN A UNIQUE QUIET LOCATION

Barban

363,000 €
756 €/m^2







The municipality of Barban, located in southeastern Istria, is known for its rich history, the traditional knightly game Trka na prstenac, and preserved nature. This peaceful area consists of numerous villages and hamlets, surrounded by fertile fields, forests, and vineyards, making it ideal for lovers of the authentic Istrian way of life. Barban offers the perfect blend of historical heritage, rural tourism, and investment opportunities in agritourism and ecological projects. Thanks to its proximity to Pula, Labin, and the eastern coast of Istria, Barban is well connected by road and offers easy access to beautiful beaches and coves along the Adriatic.

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This unique real estate complex is located in a quiet location, surrounded by nature and ideal for those looking for an authentic Istrian ambience with great potential. On a total of 1000 m² of building land, there are three houses and one additional building with the possibility of legalization.

The main house of 75 m² can be expanded to three floors, which would make the total area an impressive 225 m². In the immediate vicinity there is a charming stone house of 50 m² (ground plan), as well as a third house of 200 m² spread over two floors. In addition, there is an additional building on the property (currently unlegalized, but with great potential for legalization).

Access to the houses is provided via an asphalt road, and the infrastructure is partially solved - electricity is already on the ground plan house of 80 m², while water and additional connection points are in the immediate vicinity. The special value of this property lies in the possibility of a sea view from the upper floor of the house of 225 m2. In total, this gives us 475 m2 of living space (excluding the unlegalized building, approx. 25 m2)

In addition to the building land, there is an additional 9100 m² of agricultural land on offer, which can be negotiated and is not necessarily included in the purchase.

This property represents an excellent investment opportunity – whether it is for renovation and creation of a luxury estate, rural tourism or a private residence in a peaceful and idyllic setting.

FOR ALL ADDITIONAL INFORMATION AND VIEWING, PLEASE FEEL FREE TO CONTACT ME;

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Summary

LOCATION	Barban	PROPERTY ID	2468
PRICE	363,000 €	TYPE	House
AREA	480 m²	GARDEN AREA	10,100 m²
YEAR BUILT	-	YEAR RENOVATED	-
ORIENTATION	South	NUMBER OF FLOORS	-
ROOMS	10	BEDROOMS	8
BATHROOMS	3	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	Yes	PARKING SPACES	15
POOL	-	VIEW AT	Greenery
	-		-

ACCESS ROAD		JOINED ROOMS	
CEILING HEIGHT	-	ELEVATOR	-
HEATING	-	JOINERY	Wooden
WALLS MATERIAL	Stone, Brick	WALLS CONDITION	-
TILES	-	PARQUET	-
FACADE	-	ROOF	Channels
INTERNAL STAIRS	-	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	Yes	ENERGY CERTIFICATE	-

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Extra features

- Access road
- Garden
- Yard

Infrastructure

- Electricity
- Water

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