ID: 2776

HIGH-QUALITY UNIQUE STONE VILLA WITH BUILDING LAND

Barban

1,290,000 €
5,609 €/m^2







The Istrian region is considered one of the most suitable regions for living and offers many natural beauties supported by a warm Mediterranean climate and a very friendly local population.

This economical, high-quality, unique stone villa with an area of 230 m^2 on a plot of approximately 1100 m^2 and a separate building plot of 800 m^2 is located in Barban. The house was completely renovated this year and extends over two floors, ground floor and first floor. On the ground floor of this rare property there are two bedrooms in Istrian style, each with its own bathroom, a spacious living room with kitchen and dining room, and rooms that can serve the

future owner as a tavern, wellness and gym, from which there is a view of the exterior of the property and the swimming pool, while next to the tavern there is a toilet with a laundry area. On the first floor there are two more bedrooms also with their own bathrooms and an extremely spacious covered terrace. Each bedroom and each bathroom is different from each other, with each retaining the Istrian flair and modern rustic style with stone and wooden cladding and wall tiles. The floor in the living room is covered with stone and wood, while the bedrooms have parquet flooring, which all goes well with the ambiance and stone. The heating and cooling system throughout the house is regulated by six indoor and outdoor air conditioning units, an indoor fireplace in the living room and underfloor heating installed throughout the property. The high-quality white PVC joinery is custom-made and three-layered with nine gas chambers and green external shutters. The boiler room on the ground floor of the property serves as a heat pump underfloor heating system, and the boiler room also leads to the basement, which can be used for various purposes by future owners. The exterior of the property is adorned with a spacious sundeck with a heated pool and outdoor shower, and a covered terrace with a fireplace and sink for complete relaxation and enjoyment during your stay outdoors. The yard is partially covered with greenery with planted olive trees and is carefully maintained, and partially covered with paving stones and 5 uncovered parking spaces are provided. The location is excellent in terms of proximity to the town center at only 200 meters, and yet in a quiet location and close to all the supporting facilities necessary for everyday life. A big plus is the building land next to the property and the possibility of additional construction.

This stone, rare villa represents a very interesting property in a quiet location with a spacious garden and offers a great opportunity for the future buyer in terms of enjoyment and a very pleasant family life with guaranteed privacy, as well as engaging in catering, rental or some other activity and a quick return on investment.

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Summary

LOCATION	Barban	PROPERTY ID	2776
PRICE	1,290,000 €	TYPE	Villa

ID: 2776

Extra features

- Access road
- Terrace
- Swimming pool
- Yard

Infrastructure

- Electricity
- Water
- Sewerage

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