



FOR SALE: CHARMING TWO-STOREY HOUSE IN A QUIET NEIGHBORHOOD

 Barban

 **340,000 €**
4,000 €/m²



Barban is a settlement and municipality in the Istrian County, located in the southeastern part of the peninsula. It developed on a hill above the Raša River valley and is an example of a rural Istrian environment with a preserved historical urban structure. The area of the municipality is characterized by a combination of cultural and historical heritage and agricultural areas, with a pronounced local tradition such as the Trka na prstenac event.

This modern two-story house with a living area of 85 m², of high quality and recent construction, offers a perfect combination of functionality and a pleasant stay and is located in a quiet settlement within the Barban municipality. On the ground floor there is a spacious



living room connected to the kitchen and dining room in an open space concept, with access through a glass wall to the terrace and a landscaped garden with a summer kitchen. Also on the ground floor there is a guest toilet and a practical laundry room. An internal stone-clad staircase leads to the first floor where there are two comfortable bedrooms, each with its own bathroom and air conditioning unit, which ensures maximum privacy and comfort. The house is equipped with PVC windows with shutters and the floors are covered with quality ceramics and stone. On the fenced plot of 252 m² there is also a 15 m² swimming pool, ideal for relaxing and enjoying during the warmer days, making this property an excellent choice for a vacation or year-round residence.

This property is recommended for its modern and quality construction, functional layout and high level of comfort it provides, including two bedrooms with private bathrooms. Additional value is provided by the landscaped plot with a swimming pool and summer kitchen, ideal for relaxing and socializing. Thanks to the quality equipment and quiet location, it is suitable for both year-round residence and tourist rental with a guaranteed return on investment.

FOR ALL OTHER INFORMATION CALL:

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Licensed agent

Summary

LOCATION	Barban	PROPERTY ID	3245
PRICE	340,000 €	TYPE	House
AREA	85 m ²	GARDEN AREA	252 m ²
YEAR BUILT	-	YEAR RENOVATED	-
ORIENTATION	-	NUMBER OF FLOORS	-
ROOMS	3	BEDROOMS	2
BATHROOMS	2	TOILETS	1
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	Yes	PARKING SPACES	2
POOL	-	VIEW AT	-
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	260 cm	ELEVATOR	-
HEATING	Air conditioning	JOINERY	Excellent, PVC
WALLS MATERIAL	-	WALLS CONDITION	-
TILES	-	PARQUET	There is none
FACADE	Excellent	ROOF	Channels
INTERNAL STAIRS	-	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	Yes	ENERGY CERTIFICATE	A



Extra features

- Terrace
- Access road
- Pantry
- Swimming pool

Infrastructure

- Electricity
- Water

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