

## Obiteljska kuća s 2 stana na prostranoj okućnici, okolica Barbana, Barban, House



### Seller Info

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About us: Velvet nekretnine agencija djeluje napodručju Istarske županije, gdje u svojoj ponudi objedinjuje kvalitetne, provjerene i vrhunske nekretnine. Tim agencije uključuje kako iskusne, tako i agente pripravnike čiji je cilj učiniti vašu kupnju/prodaju ugodnim iskustvom.

### Listing details

#### Common

Title: Obiteljska kuća s 2 stana na prostranoj okućnici, okolica Barbana  
Property for: Sale  
House type: detached  
Property area: 250 m<sup>2</sup>  
Lot Size: 8301 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 8  
Bathrooms: 2  
Price: 420,000.00 €  
Updated: Jul 31, 2023

## Condition

Built: 1997

## Location

Country: Croatia  
State/Region/Province: Istarska županija  
City: Barban  
City area: Barban  
ZIP code: 52207

## Permits

Building permit: yes  
Ownership certificate: yes

## Additional information

Energy efficiency: In preparation



## Parking

Garage: yes  
Number of parking spaces: 7

## Description

Description: Barban is a small picturesque medieval acropolis-type settlement in Istria, located above the Raša river valley, only 20 kilometers from Pula and 12 km from Labin. It is known for the knightly game of the Ring Race, which is traditionally held in August, the festival of figs and fig groves, and other smaller events that have developed over the last ten years, since rural tourism has been rapidly developing. Not far from the center of Barban, there is a detached family house with two apartments on a spacious plot. The 145 m<sup>2</sup> floor consists of 3 spacious bedrooms, 2 of which have access to the terrace, bathroom, pantry, kitchen, dining room, living room. The living room has access to a covered terrace of 35 m<sup>2</sup> with a beautiful view of the surrounding nature. Heating on this floor is with the help of a wood stove and air conditioning. An apartment of 105 m<sup>2</sup> is located on the ground floor of the building, which consists of 3 bedrooms, a study, a spacious bathroom and a large kitchen. Due to the very good thermal insulation, the temperature in the apartment is almost the same in summer and winter, and the air conditioner is sufficient for heating in the winter months. On the ground floor there is also a spacious garage that can accommodate 3 cars. The basement of the building is

currently used as a woodshed, but it can be repurposed and used as an additional residential unit. The spacious plot of 8301 m<sup>2</sup> consists of 4000 m<sup>2</sup> of urbanized land and 4300 m<sup>2</sup> of agricultural land, which gives the future owner the possibility of further construction of ancillary buildings, swimming pools or more holiday homes. Currently, there is an olive grove, an orchard and a children's playground on the plot. The property is located in a quiet village with several houses surrounded by greenery, and at the same time only 2 km away from all necessary amenities. The first beaches are about a 20-minute drive away, as is the Pula airport. Favorable accommodation and a large adjoining plot of land with the possibility of additional construction make this property an excellent opportunity for the construction of several facilities for tourist purposes or for starting agricultural activities or rural tourism. ID CODE: 764

### Additional contact info

Reference Number: 440096  
Agency ref id: 764