

## ISTRA, BARBAN - Kuća sa velikom okućnicom i predivnim pogledom na more, PRILIKA!, Barban, House



### Seller Info

Name: Agencija Dux nekretnine  
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First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
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About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then

because we like to stay in touch  
even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

Title:	ISTRA, BARBAN - Kuća sa velikom okućnicom i predivnim pogledom na more, PRILIKA!
Property for:	Sale
House type:	semi-detached
Property area:	260 m <sup>2</sup>
Lot Size:	804 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	4
Bathrooms:	1
Price:	335,000.00 €
Updated:	Nov 10, 2024

### 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:	F
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### Parking

Garage:	yes
Number of parking spaces:	3

### Description

Description:	ISTRIA, BARBAN - House with a large garden and a beautiful view of the sea,
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OPPORTUNITY! We offer a family house located on the edge of a quiet village, which offers an extraordinary sense of peace and privacy. This house, the last in the series, offers a total gross area of 260.5 m<sup>2</sup>, and is distinguished by its spectacular view of the sea and the surrounding area. Also, the present auxiliary building opens the door for different potential uses. In the basement of the house there is a spacious cellar, ideal for storage or other needs. The house consists of two floors. The main living area on the ground floor offers a kitchen, dining room and living room, creating the perfect environment for family gatherings. In addition, there is one bedroom and a bathroom on the ground floor. Wooden stairs lead to the first floor, where there are two spacious bedrooms. These rooms open onto a spacious terrace that offers a wonderful view of the sea - an ideal place to relax at sunset or in the quiet moments of the morning. The attic offers additional space that can be adapted to the needs of the tenants. This house has been maintained and is ready to move into, and has recently been renovated with a new facade and roof. Part of the carpentry was also replaced, which contributes to better energy efficiency. Heating is provided by a potash stove located in the living room of the house. The thick walls of the house ensure excellent insulation, maintaining a pleasant temperature during the summer months. Surrounded by building land, this property offers the possibility of additional extensions, such as a summer kitchen or a swimming pool. This additional infrastructure makes this property extremely attractive and adaptable to the needs of families or potential tourist activities. The most important advantage of this property is its close proximity to the sea. This property is a real opportunity! Ownership 1/1. Dear clients, the agency commission is charged in accordance with the General Business Conditions [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 24094

## Additional contact info

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