

## ISTRA, BARBAN - Novoadaptirana samostojeća kuća, Barban, House



### Seller Info

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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 - Novoadaptirana samostojeća kuća
Property for:	Sale
House type:	detached
Property area:	69 m <sup>2</sup>
Lot Size:	349 m <sup>2</sup>
Bedrooms:	3
Price:	295,000.00 €
Updated:	Nov 22, 2024

### Condition

Built:	1964
Last renovation:	2022

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes



### Parking

Number of parking spaces:	4
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### Description

Description:	ISTRIA, BARBAN - Newly adapted detached house Barban is a small picturesque medieval acropolis-type settlement in Istria, in the southeast of the Istrian peninsula, located above the Raša river valley: It is only 20 km from Pula and 12 km from Labin. It is well connected by the main roads: Pula-Rijeka highway, regional roads Barban - Žminj and Barban - Vodnjan. It is known for the knightly
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game of the Race to the Ring, 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. A renovated stone house of 69 m<sup>2</sup> is for sale in a quiet village near Barban. It consists of a kitchen, dining room and living room, bathroom and 2 bedrooms. It has a covered terrace measuring 3x8 m. The property is located on a plot of 472 m<sup>2</sup>, on which there is a plot of 37 m<sup>2</sup>, which does not exist in nature, and a garden house. The plot is large enough and allows for the construction of a swimming pool. Since a hedge is planted along the edge, the future owner will have enough privacy. The beautifully decorated and maintained garden has several parking spaces. The house has been completely renovated - new electricity and water installations, facade, roof that was renovated in 2018. It is sold fully furnished. Heating and cooling are solved by air conditioners. Due to the accommodation in a quiet location, and at the same time close to the center of Barban and the sea, this property represents an ideal opportunity for a peaceful family life or to take over a well-established tourist business, which the future owner can enable the return of the invested investment. 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: 27580

### Additional contact info

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