

## Fantastična kamena kuća u tradicionalnom istarskom stilu na idiličnoj lokaciji, Barban, House



### Seller Info

Name: Agencija Europartner  
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Last Name: Europartner  
Company: Europartner d.o.o.  
Name:  
Service Type: Selling  
Additional: office@europartner.hr  
Email:  
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City: Poreč  
City area: Poreč  
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About us: Europartner is a licensed real estate agency based in Istria in the town of Poreč, an active member of the Croatian Chamber of Commerce.

Our mission is to fulfill the wishes of our clients, we listen to what you tell us and we are focused on realizing your wishes, which helps us with our many years of experience and acquired market knowledge.

Our Real Estate Portfolio is the result of our work and desire to be among the best, and our satisfied clients are the crown of our profession.

Our business does not end with the signing of the contract, we are still available to our clients for all other jobs from the

moment of purchase to carefree  
move into the desired property.

We speak: Croatian, English,  
German, Italian

We are enrolled in:

Directory of real estate agents  
in the Republic of Croatia,  
pursuant to Article 12,  
paragraph 2 of the Law on Real  
Estate Brokering (Official  
Gazette 107/07)  
Register of Real Estate Brokers  
in the Republic of Croatia,  
pursuant to Article 2 of the Law  
on Real Estate Brokering  
(Official Gazette 107/07)

EUROPARTNER d.o.o  
Istarskog Razvoda 1, 52440  
Poreč  
OIB: 68770135089  
MBS: 130003427  
Share capital: 20.000,00 HRK  
The competent court:  
Commerical court Pazin

## Listing details

### Common

Title:	Fantastična kamena kuća u tradicionalnom istarskom stilu na idiličnoj lokaciji
Property for:	Sale
House type:	detached
Property area:	140 m <sup>2</sup>
Lot Size:	585 m <sup>2</sup>
Bedrooms:	6
Bathrooms:	4
Price:	335,000.00 €
Updated:	Aug 26, 2024

### Condition

Condition:	Newly adapted
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## Location

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

## Permits

Ownership certificate: yes

## Additional information

Infrastructure: Water, Air conditioner, Black pit  
Energy efficiency: In preparation



## Parking

Number of parking spaces: 3

## Description

Description: In our offer for sale, we present this Istrian gem with a garden of 585 m<sup>2</sup>, located in an idyllic setting near Barban. With living space of approximately 140 m<sup>2</sup> spread over three floors, this property offers plenty of space and possibilities. From the complete renovation of the exterior and interior to the selection of furniture and decor, every element has been carefully planned and implemented to turn this house into a true Istrian dream home. On the ground floor you will find a spacious open kitchen that invites you to socialize, a cozy fireplace room for relaxing evenings, a bedroom with its own bathroom and direct access to the terrace - a place of peace and relaxation. A stone staircase leads you to the first floor, where two more bedrooms with bathrooms and an additional bathroom in the hallway await you. One of the rooms has been transformed into a pleasant living room. The second floor is accessed by a spiral staircase and has two spacious loft bedrooms. In the interior of the house, rustic elements are skilfully combined with modern design and high-quality wooden furniture. Bathrooms have walk-in showers, Raindance showers, lighted mirrors and modern ceramic cabinets. The clay stove provides pleasant warmth throughout the house, and the air conditioner in each room ensures comfort even on hot days. There is also an auxiliary room that will make your everyday life easier. The outdoor area of this facility is a real oasis of relaxation. A large terrace invites you to relax, a stone fountain and Mediterranean plants such as olives and oleander create an atmosphere of peace and tranquility. You can even make a pool here to cool off on hot days. This property is also ideal for tourist use and has the potential for 4-star categorization. The location only 20

km from the sea offers you the opportunity to discover the beauty of Istria in all its aspects - from picturesque villages to historic cities to beautiful coastal landscapes. The tastefully furnished stone house can be taken over furnished, except for a few personal items, it is ready for immediate occupancy. Custom ID: M-0696 Energy class: U izradi Remark: Viewing the property is possible with the signing of the brokerage contract, which is the basis for further actions related to the purchase and sale, all in accordance with the Act on Brokerage in Real Estate Transactions. The agency commission is determined by the brokerage contract, and is payable after the conclusion of the sales contract.

### Additional contact info

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Agency ref id: M-0696  
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