

House

Barban, Istria



Ref	RE-U-34968
Type	House
Region	Istria > Pula
Location	Barban
Front line	No
Sea view	No
Distance to sea	13000 m
Floorspace	200 sqm
Plot size	1000 sqm

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No. of bedrooms	3
No. of bathrooms	1
Price	€ 185 000

Stone House for Renovation in a Tranquil Village not far from Pula, Istria!

Located just a short distance from the charming historical town of Barban, this stone house with an auxiliary building is set in a peaceful village offering a serene escape. Barban itself is a town with a rich history, perched on a plateau that once separated the Labin and Pula regions. It was originally inhabited by the Romans and has long been known for its strategic position, overseeing the valley and the bridge over the Raša River. Over time, Barban evolved into a fortified town with walls, towers, and a castle. Today, it is celebrated for its knightly game, *Trka na prstenac*, as well as its wine and fig festivals.

This stone house, located in a quiet village near Barban, offers 200m² of living space spread across the ground floor and first floor. The ground floor consists of a kitchen with a dining area, a bathroom, and a bedroom, along with a tavern that has its own separate entrance. External stairs lead to the first floor, where you'll find another kitchen, dining area, bathroom, and two more bedrooms. With separate entrances on each floor, the house is currently divided into two residential units, but there is potential to combine them into a single, larger home.

The property includes a 1000m² yard, fully located within the built-up area of the settlement, which opens up the possibility for further development, such as adding a swimming pool or other amenities. There is also an auxiliary building on the property, covering approximately 36m².

The house is connected to the city water supply and electricity. Wastewater is managed by a septic tank, with the city sewer connection available just 20 meters away.

With asphalt road access, clear ownership, and no encumbrances, this property is an excellent opportunity for renovation and customization. Situated in a peaceful village yet close to all necessary amenities for a comfortable lifestyle, it is certainly a property worth considering.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

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Price per m²:
925 €

Average price/m² of this type
in this region:
2873 €

Median price/m² of this type
in this region:
2700 €

Average price/m² of this type
in Croatia:
2872 €

Median price/m² of this type
in Croatia:
2543 €

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