

House

Barban, Istria



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|------------------------|---------------|
| Ref | RE-U-35374 |
| Type | House |
| Region | Istria > Pula |
| Location | Barban |
| Front line | No |
| Sea view | No |
| Distance to sea | 20000 m |
| Floorspace | 60 sqm |
| Plot size | 18323 sqm |

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|-------------------------|-----------|
| No. of bedrooms | 1 |
| No. of bathrooms | 1 |
| Price | € 177 000 |

Stone House and Land Complex for Sale in Barban - 18,323 m² Total Land Area!

Located near the historic town of Barban, this charming stone house and extensive land complex offer a unique opportunity in a serene village setting. Barban, known for its rich history and cultural heritage, sits strategically between the Labin and Pula regions. The town is famous for its medieval roots, historic fortifications, and vibrant local events, including the renowned **Trka na Prstenac** (Ring Race), wine festival, and fig festival.

Property Overview:

- **House Size:** Approx. 60 m² across two floors
- **Ground Floor:** Kitchen, dining room, living room, and bathroom
- **First Floor:** Spacious bedroom, accessed via internal stairs
- **Outdoor Area:** Fenced terrace with a barbecue
- **Utilities:** Connected to city water and electricity, with an eco-septic tank for wastewater
- **Condition:** Requires minor renovation

Land Details:

The property includes three distinct land parcels, all located nearby:

1. **Parcel 1 (4,485 m²):**
 - 1,500 m² construction land
 - 2,985 m² agricultural land
2. **Parcel 2 (9,406 m²):**
 - Entirely designated as valuable arable land (P2)
3. **Parcel 3 (4,432 m²):**
 - Also designated as valuable arable land (P2)

Why Barban?

Barban is a picturesque town with a rich cultural legacy, offering a peaceful yet vibrant lifestyle. Its historical significance, scenic landscapes, and proximity to key Istrian regions make it a desirable location for both permanent living and tourism investment.

This stone house and land complex present a rare chance to own a piece of Istria's history while benefiting from the area's agricultural and development potential.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total,

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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:
2950 €

Average price/m² of this type
in this region:
2752 €

Median price/m² of this type
in this region:
2660 €

Average price/m² of this type
in Croatia:
2887 €

Median price/m² of this type
in Croatia:
2575 €

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