

House

Barban, Istria



Ref	RE-U-25267
Type	House
Region	Istria > Pula
Location	Barban
Front line	No
Sea view	No
Distance to sea	9000 m
Floorspace	200 sqm
Plot size	2056 sqm

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Price

€ 348 900

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Stone house for renovation near Barban, 9 km from the sea

A short distance from Barban, a traditional stone house with a footprint of 60 m² is for sale. The house consists of four floors, each with two rooms. The attic is high enough to be converted into functional living space. The exterior stone walls are in excellent condition and can be preserved to maintain the authentic Istrian character of the home, while the interior requires complete renovation. Next to the house is an additional 30 m² auxiliary building.

Due to the size of the property, it can be transformed into a spacious family home or divided into two separate residential units with private entrances.

Included in the sale is a large building plot of 2,056 m². The land is flat, cleared, and accessible via a paved road. From the upper floor of the house, there would be a sea view.

The peaceful location, close to all necessary amenities, makes this property ideal for those seeking a balance between private living and investment potential through tourist rental.

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.

Property advantages:

Urbanized
Stone house

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Price per m²:
1.745 €

Average price/m² of this type
in this region:
2.853 €

Median price/m² of this type
in this region:
2.647 €

Average price/m² of this type
in Croatia:
3.035 €

Median price/m² of this type
in Croatia:
2.625 €

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