

House

Barban, Istria



Ref	RE-U-16855
Type	House
Region	Istria > Pula
Location	Barban
Front line	No
Sea view	No
Distance to sea	10000 m
Floorspace	250 sqm
Plot size	8301 sqm
No. of bedrooms	6
No. of bathrooms	2
Price	€ 440 000

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Marvellous spacious house for sale in Barban area, 10 km from the sea, on 8301 sq.m. of land.
Total surface of the house is 250 sq.m.
House was built in 1997.

The residential part of the house is spread over two floors - ground floor and first floor, plus basement

The basement is currently used as a woodshed, but it can be converted and used as an additional residential unit.

On the ground floor there is a smaller apartment of 105 m². It consists of a beautiful living room, kitchen, bathroom, three bedrooms and a study. It is connected to a garage of 70 m².

On the first floor there is a larger apartment of 145 m². The apartment has a kitchen with a pantry, a bathroom, a living room with a beautiful wood-burning fireplace and access to a spacious balcony of 26 m². There are three more bedrooms, two of which have an exit to the balcony of 18 m², from which there is a wonderful open view of nature and Učka mountain.

The house is located on a huge plot of land of 8,301 m², of which about 4,000 m² is in the construction zone, which enables the construction of a swimming pool and additional facilities, such as auxiliary facilities and the like.

Parking for several cars is provided. The yard is nicely decorated, with facilities for children, and various fruit trees and ornamental plants are planted.

The rest of the land is agricultural.

The property is located on the edge of the village, surrounded by agricultural land on 3 sides, which additionally ensures privacy.

This house is great for family life because it is close to all necessary facilities such as a school, kindergarten, shop, restaurants and others, but it can also serve as an excellent investment in a tourist rental.

Due to availability of 4000 sq.m. - this property is of great investment potential.

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:
1760 €

Average price/m² of this type
in this region:
2859 €

Median price/m² of this type
in this region:
2695 €

Average price/m² of this type
in Croatia:
2879 €

Median price/m² of this type
in Croatia:
2563 €

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