

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

e-mail: info@istria-adria.com

web: istria-adria.com

info: +386 59 200 071



Code :	10089
Location :	Barban
Building size :	105 m ²
Lot size :	388 m ²
Garden size :	0.00 m ²
Number of floors :	1
Number of bedrooms :	2
Number of rooms :	2
Number of bathrooms :	1
Air conditioning :	Yes
Energy efficiency :	Not specified

Price : 180.000 €

For sale is a furnished house located in a quiet neighborhood not far from Barban, just a few minutes' drive from all amenities and about 5 km in a straight line from the sea.

Residential house (approximately 105 m² net + attic):

Two floors + low attic (suitable for storage).

Ground floor: spacious hallway, kitchen, bathroom, large living room, staircase.

First floor: hallway and two large bedrooms.

All furniture and appliances are two years old - like new, kitchen devices and boiler under warranty.

PVC joinery with insect screens, optical internet, air conditioning in all three rooms.

Auxiliary buildings (total 109 m²):

Summer kitchen (20 m²) with water installation + storage.

Garage (40 m²) with separate electricity, previously used as a workshop.

Outdoor toilet with a separate septic tank.

Detached cellar (38 m²) with electricity connection.

Wood shed (11 m²) with electricity installation.

Original cistern between the house and summer kitchen.

Additional information:

Private septic tank, built two years ago.

City water supply, new electricity on the ground floor, prepared for the first floor and auxiliary buildings.

Roof renovated in 2012.

Air conditioning in all main rooms (used minimally).

Location:

The sea is approximately 5 km in a straight line.

Store, school, post office, dining establishments - 5 minutes by



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car.

The property is legal, registered, and equipped for comfortable living year-round.

For more information, we are at your disposal:

+385 91 615706