

## ISTRIA ADRIA

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<b>Code :</b>	11758
<b>Location :</b>	Barban
<b>Building size :</b>	100 m <sup>2</sup>
<b>Lot size :</b>	600 m <sup>2</sup>
<b>Garden size :</b>	0.00 m <sup>2</sup>
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	4
<b>Number of bathrooms :</b>	2
<b>Air conditioning :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Energy efficiency :</b>	Not specified

Price : 405.000 €



Beautiful stone house with swimming pool and sports facilities for sale, Barban area,

The property is located on a plot of 600 m<sup>2</sup>.

The house is spread over three floors and has a total of 101 m<sup>2</sup> of living space.

The ground floor has a covered terrace of 25 m<sup>2</sup> with a stone barbecue, an open-concept kitchen, dining room and living room. On the first floor there is a large bedroom, a children's room, a hallway and a bathroom.

The second floor offers an additional spacious bedroom with its own bathroom.

The yard is decorated and functional - it includes an outdoor pool, a utility room/storage room and a 9 m<sup>2</sup> engine room, as many as three sports fields and a parking space for four cars. Heating and cooling are solved by air conditioning and underfloor heating that is carried out throughout the entire residential area with a pellet stove.

The location offers privacy and silence, which makes it suitable for both family life and tourist rental.

Documentation in order, ownership 1/1.

About 20 minutes' drive from Pula.