

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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<b>Code :</b>	12214
<b>Location :</b>	Barban
<b>Building size :</b>	112 m <sup>2</sup>
<b>Lot size :</b>	1560 m <sup>2</sup>
<b>Garden size :</b>	0.00 m <sup>2</sup>
<b>Number of bedrooms :</b>	2
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	1
<b>Garage :</b>	Yes
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	1973

**Price :** 270.000 €

Barban, surroundings, house with large garden and outbuilding

In a quiet Istrian village near Barban, this property is located, offering the perfect combination of nature, privacy and a pleasant life.

Surrounded by greenery and silence, it is ideal for all those who want to escape the hustle and bustle of the city and enjoy the authentic Istrian ambience.

The house with a living area of

112 square meters is located on a spacious plot of 1560 square meters, which offers many possibilities for arranging a yard, garden, swimming pool or outdoor relaxation area.

Next to the main house, there is an outbuilding of 95 square meters, which can serve as additional space according to the wishes of the future owner.

The property is connected to the infrastructure of electricity and water, while the drainage system is solved via a septic tank.

The house has two bedrooms, a kitchen with a dining room and living room and a bathroom.

The large yard and peaceful location make this property perfect for family living, a holiday cottage or as an investment for a tourist rental.

The proximity to nature, the pleasant atmosphere of the village and the Istrian tradition create an ideal place for relaxation and enjoyment throughout the year.

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If you are looking for a property that offers peace, space and potential in the heart of Istria, this house represents an excellent opportunity.