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Code :	15010
Location :	Barban
Building size :	178 m2
Lot size :	525 m2
Garden size :	0.00 m2
Number of floors :	2
Number of bedrooms :	2
Number of rooms :	2
Number of bathrooms :	1
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	B
Year of construction :	1984

Price : 340.000 €

In a peaceful environment near Barban, a detached family house with a total area of 178 m² is for sale, accompanied by a landscaped yard of 525 m², along with an additional building plot of 501 m², with the option to purchase together or separately. The residential part of the house is located on the first floor and includes a staircase, hallway, bathroom, two bedrooms, a kitchen with a dining area, a living room, and a balcony, totaling 82 m². The ground floor features a loggia as an entrance area, a garage, a cellar, a storage room, and a storage space under the staircase, covering 91 m². The house was built in 1984, and the bathroom was completely renovated in 2023. Heating is provided by a wood stove, the windows are wooden with shutters, the floors are a combination of ceramic tiles and parquet, while the bathroom is finished with microcement. The yard is spacious and well-maintained, containing two large walnut trees, four olive trees, two mandarins, mimosa, pomegranate, and fig trees, which further enhances the feeling of privacy and connection with nature. The property is connected to the city water supply, is partially furnished, and has proper documentation. The distance to the nearest store is 2 km, to the sea and beaches is 5 km, to Barban is 7 km, and to Marčana is 9 km, making this property an excellent choice for a peaceful family life or as an investment for vacation.

For more information, please