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|-------------------------------|---------------------|
| <b>Code :</b>                 | 27150               |
| <b>Location :</b>             | Barban              |
| <b>Building size :</b>        | 130 m <sup>2</sup>  |
| <b>Lot size :</b>             | 1258 m <sup>2</sup> |
| <b>Distance from center :</b> | 0 m                 |
| <b>Distance from sea :</b>    | 0 m                 |
| <b>Seaview :</b>              | No                  |
| <b>Number of floors :</b>     | 0                   |
| <b>Number of rooms :</b>      | 3                   |
| <b>Number of bathrooms :</b>  | 1                   |
| <b>Year of construction :</b> | n/a                 |
| <b>Energy efficiency :</b>    | A+                  |
| <b>Garage :</b>               | Yes                 |
| <b>Parking :</b>              | Yes                 |
| <b>Basement :</b>             | Yes                 |

**Price :** 350.000 €

For sale is a beautiful family house with an area of 130 m<sup>2</sup>, located in a quiet and green neighborhood, just 30 minutes' drive from Pula. The property is situated on a nicely landscaped plot of 1258 m<sup>2</sup> and is ideal for family living, vacation, or tourist rental.

Floor plan and contents of the house:

- Hallway
- Open space kitchen with dining area and living room
- 3 bedrooms
- Modern bathroom and practical laundry room
- 2 balconies with views of nature
- Preparation for underfloor heating

Additional features:

- Two garages (total for 4 vehicles)
- Tavern 130 m<sup>2</sup> - suitable for gatherings, living, or storage

Price of the house with the plot (1258 m<sup>2</sup>): €350,000

Possibility of purchasing additional building land (5000 m<sup>2</sup>):

If purchased with the house: €30/m<sup>2</sup>

Independently: €60/m<sup>2</sup>

Ideal for permanent residence, vacation, or investment in tourism.

For more information, please contact:



DAMAC d.o.o.

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