

House

Barban, Istria



Ref	RE-U-27639
Type	House
Region	Istria > Pula
Location	Barban
Front line	No
Sea view	No
Floorspace	200 sqm
Plot size	8500 sqm
No. of bedrooms	3

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No. of bathrooms

2

Price

€ 228 000

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For sale in one of the settlements near Barban is a generous property of 8500 sq.m. terrain comprising two houses in need of renovation - great for investors!

A portion of the land is designated for construction, while the majority is classified as agricultural.

The first house is an ancient Istrian stone structure in a row, requiring comprehensive renovation. It spans the ground floor and first floor, boasting a total living area of 120 m².

The house is equipped with water and electricity connections, and access is facilitated by an asphalted road leading to the property.

Adjacent to the house stands a dilapidated stone barn, duly marked and documented in the cadastral register.

The neighboring property includes another antiquated building primed for renovation, offering potential for expansion or additional project ventures.

This property is an ideal choice for those enamored with the Istrian way of life, aiming to preserve cultural heritage through various service activities complemented by the local climate. Additionally, it presents an appealing opportunity for investors involved in the development of holiday homes within the rural expanse of Istria.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

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Price per m²:
1140 €

Average price/m² of this type
in this region:
2759 €

Median price/m² of this type
in this region:
2660 €

Average price/m² of this type
in Croatia:
2884 €

Median price/m² of this type
in Croatia:
2589 €

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