



<b>Code :</b>	13706
<b>Location :</b>	Barban
<b>Building size :</b>	165 m2
<b>Lot size :</b>	800 m2
<b>Distance from center :</b>	0 m
<b>Distance from sea :</b>	0 m
<b>Seaview :</b>	No
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	4
<b>Year of construction :</b>	2012
<b>Energy efficiency :</b>	A
<b>Parking :</b>	Yes
<b>Air conditioning system :</b>	Yes

Old price : 599.000 €

**New price : 550.000 €**

For sale is a beautiful villa near Barban.

The villa has 165 m2 of living space and 800 m2 of land.

Divided over two floors, we have a total of 3 bedrooms, each with its own bathroom and an extra toilet.

The ground floor consists of a large living room, an open kitchen with a dining area, a bedroom with a bathroom and an extra toilet. From the living room we reach the beautifully landscaped garden with its own large pool (36 m2), a covered terrace with a barbecue area, a children's playground, lots of green space and several sun loungers.

Upstairs there are two more bedrooms, each with their own bathroom. Both bedrooms also have access to a large balcony overlooking grassland.

The entrance to the house is via an electric gate and there are 4 parking spaces in the courtyard. There is also a boiler room and a storage room. The house is secured by an alarm system and a video surveillance system is also available.

The villa is heated by central heating and cooled by air conditioning.

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