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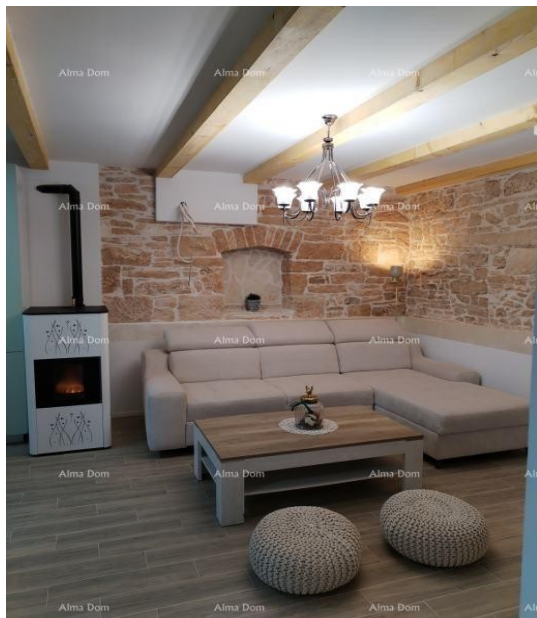
## ALMA DOM INVEST

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|                                  |                    |
|----------------------------------|--------------------|
| <b>Code :</b>                    | 26773              |
| <b>Location :</b>                | Barban             |
| <b>Building size :</b>           | 101 m <sup>2</sup> |
| <b>Lot size :</b>                | 600 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>        | 3                  |
| <b>Number of rooms :</b>         | 3                  |
| <b>Number of bathrooms :</b>     | 2                  |
| <b>Year of construction :</b>    | 1968               |
| <b>Energy efficiency :</b>       | A                  |
| <b>Parking :</b>                 | Yes                |
| <b>Air conditioning system :</b> | Yes                |

Price : 398.000 €

For sale is a beautifully decorated house in the neighborhood, near Barban, just a 20-minute drive from Pula. Situated on a well-maintained plot of 600 m<sup>2</sup>, the property offers peace, privacy, and numerous amenities - ideal for family living or a tourist investment.

The house spans three levels and has a total of 101 m<sup>2</sup> of living space. The ground floor features an open-plan kitchen, dining area, and living room, with access to a covered terrace (25 m<sup>2</sup>) with a barbecue. The first floor includes two bedrooms and a bathroom, while the second floor offers an additional large bedroom with an en-suite bathroom.

The outdoor area is well-kept and functional - it includes an outdoor pool, three sports courts, a storage room, a machinery room, and parking for four vehicles.

Heating is provided through underfloor heating, a pellet stove, and air conditioning.

The location is peaceful, with proximity to the sea and Pula.

For more information, please contact:

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