



DAMAC d.o.o.

## ALMA DOM INVEST

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<b>Code :</b>	28995
<b>Location :</b>	Barban
<b>Building size :</b>	178 m <sup>2</sup>
<b>Lot size :</b>	525 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>	2
<b>Number of rooms :</b>	2
<b>Number of bathrooms :</b>	1
<b>Year of construction :</b>	1984
<b>Energy efficiency :</b>	Not specified
<b>Parking :</b>	Yes
<b>Air conditioning system :</b>	Yes

Price : 360.000 €

In a peaceful environment near Barban, a detached family house with a total area of 178 m<sup>2</sup> is for sale, accompanied by a landscaped yard of 525 m<sup>2</sup>, along with an additional building plot of 501 m<sup>2</sup>, 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 m<sup>2</sup>. 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 m<sup>2</sup>. 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 ...