



**Surroundings of Barban, an award-winning Istrian stone villa with a beautiful pool**

*Croatia, Istria*

<b>Price:</b>	<b>€ 461 000</b>
<b>Object type</b>	House
<b>Market</b>	New building
<b>Year built</b>	2014
<b>Bedrooms</b>	3
<b>Number of rooms</b>	3
<b>Land area</b>	373 m2
<b>Area</b>	150 m2
<b>Category</b>	For sale



This charming traditional Istrian stone villa is located near Barban. It was renovated with the highest quality materials with a lot of attention, and many original elements have been preserved that make the villa unique. The villa was completely renovated in 2014 and perfectly combines a traditional appearance with modern amenities that would satisfy even the most demanding guests. The villa is spread over two floors, with a total area of 150 m2 and a landscaped plot of 373 m2.

On the ground floor there is a large living room with a fireplace made of distinctive Brac stone, a fully equipped kitchen with a dining room and a bathroom. The kitchen is completely made to measure and is handmade, which is immediately noticeable. On the first floor of the villa there are three spacious bedrooms and a bathroom, and the master bedroom has access to a balcony with a wonderful view of nature, the garden and the greenery that surrounds the villa, and therefore offers complete peace and quiet. The villa has minimal energy costs thanks to photovoltaic cells that produce their own electricity throughout the year. Heating and cooling in the building is solved by air conditioners in the rooms and floor heating that extends through the entire house, except for the living room, since the floors contain a centuries-old ceramic mosaic. The exterior joinery is made of high-quality wooden joinery, since the emphasis of this villa is on ECO sustainability, and this is felt through every square meter of the building. No expense was spared in the renovation and construction of the villa, and the quality is unquestionable.

The kitchen leads to a covered wooden terrace with a fireplace. Stone walls enclosing the yard ensure complete



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privacy and peace. The terrace offers a view of the unique 24 m2 Pebble Tec pool and outdoor shower. Not far from the pool there is also a small building with a machine room and a storage room.

The villa won the award for the best ECO house in Europe in 2018 and the 22nd tourist flower award for the best ECO accommodation in Croatia due to its recognition. It is ideal for a quiet life away from city noise or an investment for tourist purposes. We are at your disposal for any additional questions.

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