

House

Labin, Istria



Ref	RE-U-32102
Type	House
Region	Istria > Rabac-Labin
Location	Labin
Front line	No
Sea view	No
Distance to sea	10000 m
Floorspace	280 sqm

House

Labin, Istria



Plot size	2540 sqm
No. of bedrooms	5
No. of bathrooms	4
Price	Price upon request

Detached House on the Village Outskirts, Labin area!

Nestled on a hill above the tourist town of Rabac lies the medieval town of Labin, originally known as Albona, first mentioned in 285 AD. Today, Labin serves as a cultural and administrative hub, where rich architectural heritage and cultural landmarks blend charmingly with numerous art studios. The town has a lively atmosphere, particularly in the evenings, with many restaurants and cafes filled with both locals and visitors.

Located on the edge of a picturesque village, just a 5-minute drive from Labin, is this delightful detached house, perfect for families or as a tourist rental investment. The house offers a total living space of 280 m² and sits on a spacious plot of 2,540 m². The large garden provides ample space for a swimming pool, a garden house with a summer kitchen, and other amenities.

The house is divided into two separate residential units:

1. **First Unit:** Situated on the ground floor, this unit spans approximately 65 m². It has its own entrance and comprises a kitchen, dining room, living room, bedroom, and bathroom.
2. **Second Unit:** Spanning two floors and an attic, this unit covers around 215 m². The ground floor includes a hallway, a bedroom with an en-suite bathroom, a utility room, and a boiler room. The first floor features a kitchen, living room, two bedrooms, a bathroom, and a terrace. The attic houses an entrance hall, an additional bedroom, and a bathroom.

The property also features a tavern with a fireplace, perfect for family gatherings and relaxation, with an area of approximately 50 m². There is ample parking available, either in the garage or next to the house, with space for several cars.

The house is heated by central wood heating and is equipped with PVC windows and thermal insulation plaster, ensuring high energy efficiency and comfort. The property is well-maintained and free of encumbrances.

This house is ideal for a safe and tranquil family life, and also holds potential as a profitable tourism investment.

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.

House

Labin, Istria



Average price/m² of this type
in this region:
2321 €

Median price/m² of this type
in this region:
2176 €

Average price/m² of this type
in Croatia:
2891 €

Median price/m² of this type
in Croatia:
2582 €

House

Labin, Istria



House

Labin, Istria



House

Labin, Istria



House

Labin, Istria



House

Labin, Istria



House

Labin, Istria



House

Labin, Istria



House

Labin, Istria



House

Labin, Istria



House

Labin, Istria

