

Villa

Rabac,Labin, Istria



Ref	RE-U-31936
Type	Villa
Region	Istria > Rabac-Labin
Location	Rabac,Labin
Front line	No
Sea view	No
Distance to sea	15000 m
Floorspace	143 sqm
Plot size	500 sqm
No. of bedrooms	4
No. of bathrooms	4
Price	€ 540 000

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We are proud to present this charming, high-quality family villa, located in a peaceful village near the town of Rabac. Surrounded by nature and greenery, this villa offers future owners everything they need for a safe and tranquil lifestyle.

It is just 15 km from the tourist town of Rabac, known for its pristine beaches, scenic walks, and vibrant tourist scene. Join us as we explore this excellent opportunity, which might just be the ideal property you've been searching for.

Property Description: This villa offers 143 m² of living space and is situated on a 500 m² land plot. It is spread over two floors—ground floor and first floor. The ground floor features an entry hall with a wardrobe area, leading into an open-plan living space, which includes a modern, fully equipped kitchen, a spacious dining room, and a large living area. From here, you have access to a covered terrace, perfect for entertaining friends and family or unwinding after a busy day.

The ground floor also includes a guest toilet, a storage room, and the first large bedroom with its own bathroom and private access to the garden and swimming pool. An internal staircase leads to the upper floor, where there are three more bedrooms, each with its own bathroom and views of the rolling hills and greenery.

Garden Description: The landscaped and fully fenced garden covers 500 m² and includes an outdoor barbecue, a spacious 32 m² swimming pool, with the option to install a heated water system. A children's playground makes this garden perfect for fun and carefree play. There is also parking for up to three cars in front of the villa.

Additional Information:

- The villa is sold fully furnished.
- It is equipped with new air conditioning units, and underfloor heating has been installed.
- There is also a chimney with the option to install a pellet or wood stove.

This villa offers a perfect blend of modern comfort and natural surroundings, ideal for family living or as a vacation home.

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.

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Price per m²:
3776 €

Average price/m² of this type
in this region:
3145 €

Median price/m² of this type
in this region:
3135 €

Average price/m² of this type
in Croatia:
4354 €

Median price/m² of this type
in Croatia:
3869 €

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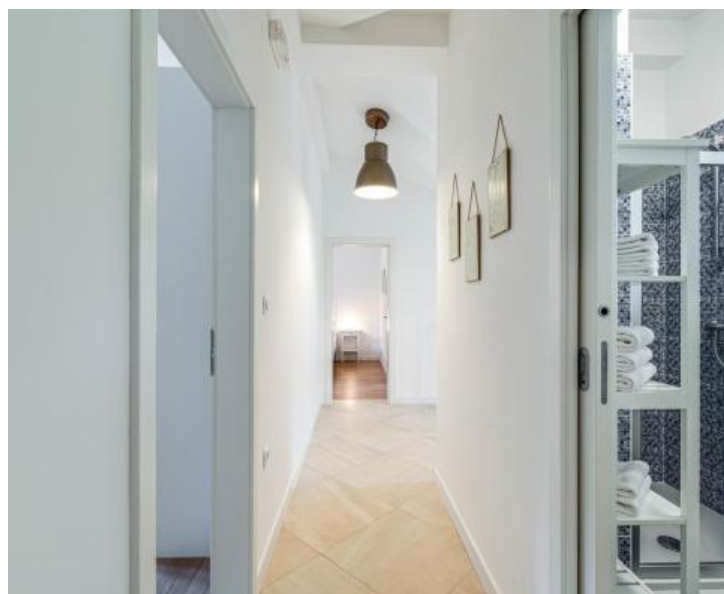
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