

Villa

Labin, Istria



Ref	RE-U-35480
Type	Villa
Region	Istria > Rabac-Labin
Location	Labin
Front line	No
Sea view	No
Distance to sea	10000 m
Floorspace	154 sqm
Plot size	1907 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	€ 495 000

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In a quiet location, just 5 km from the center of Labin, and 10 km from the sea and beaches in Rabac, you will find a beautiful detached stone villa with a swimming pool.

The villa has a gross area of 154 m², distributed through the ground floor and first floor. It is placed on a spacious terrain of 1907 m².

On the ground floor there is a kitchen, a dining room, a living room, a bedroom with its own bathroom and an additional toilet.

There are two bedrooms with private bathrooms on the first floor.

The building is fully air-conditioned, has a fireplace and there is the possibility of central heating, since radiators are installed, but a stove must be provided.

In the garden there is a covered terrace, oriented towards the 44 m² swimming pool, a sunbathing area, a barbecue and an auxiliary facility.

The property is located in a quiet location surrounded by vineyards and several houses, and at the same time close to the city center, which allows easy access to all city facilities.

Accommodation in a quiet location and a large area of the garden provide enough privacy. The property is categorized with 4**** stars and is rented during the summer months, and the new owner can take over the well-established tourism business.

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.

Price per m²:
3214 €

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

Median price/m² of this type
in this region:
3121 €

Average price/m² of this type
in Croatia:
4343 €

Median price/m² of this type
in Croatia:
3846 €

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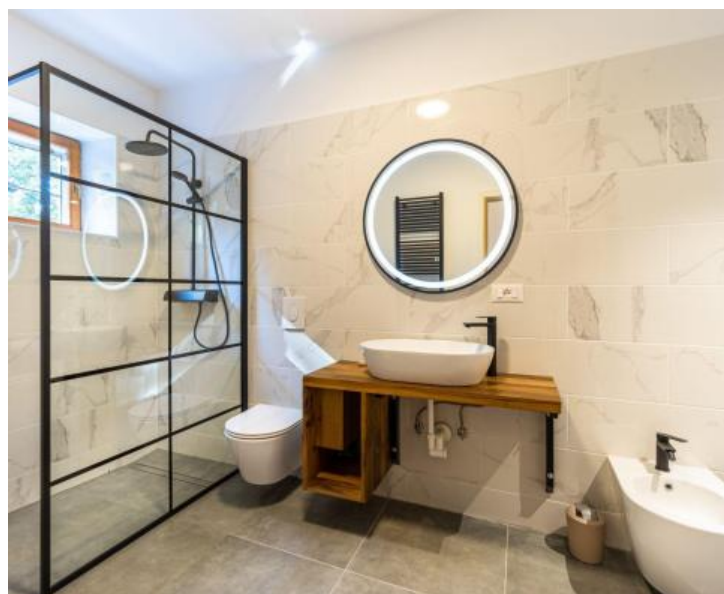
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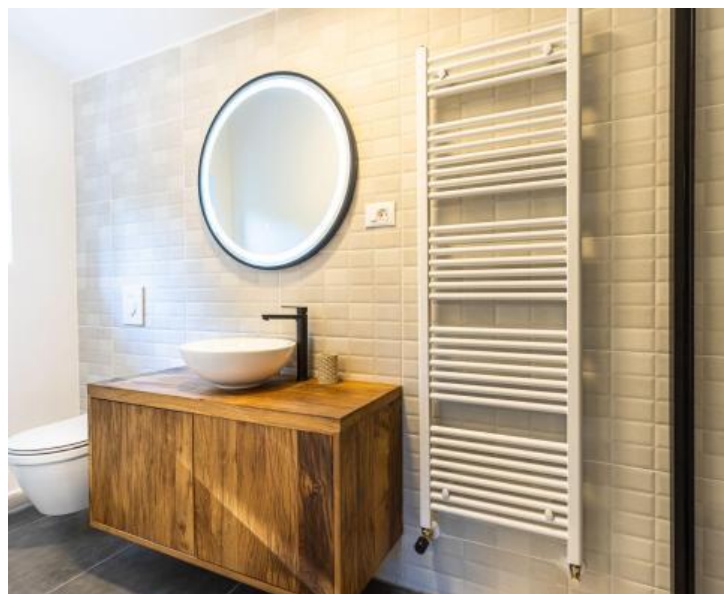
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