

# House

## Labin, Istria



<b>Ref</b>	RE-U-9750
<b>Type</b>	House
<b>Region</b>	Istria › Rabac-Labin
<b>Location</b>	Labin
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Floorspace</b>	225 sqm
<b>Plot size</b>	1052 sqm
<b>No. of bedrooms</b>	4

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**No. of bathrooms**

2

**Price**

€ 370 000

Marvellous house near the town of Labin with landscaped garden of 1052 sq.m..

It is located about 2.5 km from the center of Labin and about 2.5 km from Rabac. Labin is located on a hill above Rabac with it's beautiful pebble beaches.

The house has an area of 225 m2, divided between the basement, ground floor, mezzanine and attic. House was built in the 1980s.

The ground floor has an open living room / kitchen / dining room, with access to the terrace and a beautifully landscaped garden, toilet and entrance hall.

On the mezzanine there are 3 bedrooms (one with a large terrace and bathroom. In the attic there is an apartment which can be entered through a separate external staircase.

The apartment consists of a kitchen with dining room, living room, bathroom and bedroom and terrace.

In the basement of the house there is a garage, a summer kitchen with access to a terrace with a barbecue, and a storage room.

he garden is decorated withBBQ and outdoor dining, it also has parking area.

Several trees and shrubs were planted and maintained.

The garden is surrounded by a wall and partly by a green fence. The land is large enough to build a swimming pool.

Air conditioning is installed, heating is by central heating with heating oil, in the lower apartment and pellet stove.

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 m<sup>2</sup>:  
1644 €

Average price/m<sup>2</sup> of this type  
in this region:  
2321 €

Median price/m<sup>2</sup> of this type  
in this region:  
2176 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
2885 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2590 €



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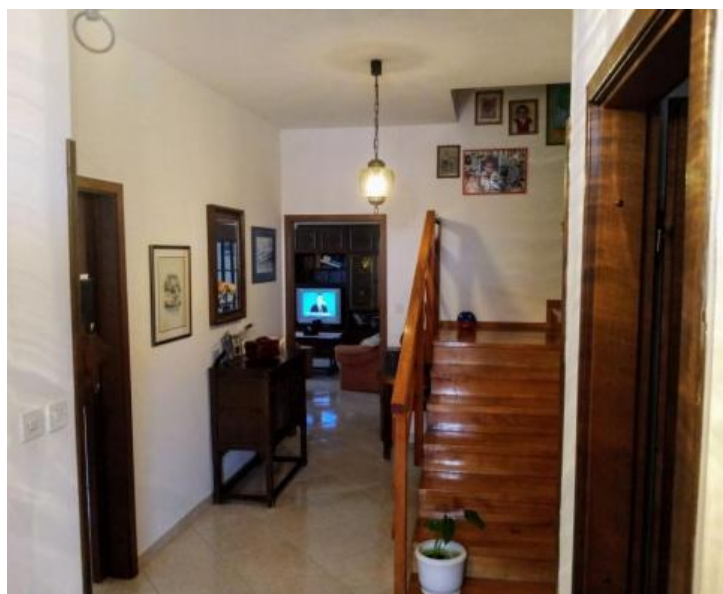
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