

# House

## Labin, Istria



<b>Ref</b>	RE-U-15502
<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>	250 sqm
<b>Plot size</b>	1072 sqm
<b>No. of bedrooms</b>	5

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**No. of bathrooms**

3

**Price**

€ 350 000

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House in Labin area for sale on 1072 sq.m. of land.  
Total area of the house is 250 sq.m.  
It consists of a basement, ground floor and first floor.

In the basement there is a technical room for central heating and a tavern decorated in traditional Istrian style. The main entrance is on the ground floor. The corridor has 4 exits to the different sides. One exit leads to the kitchen with a dining room and a spacious living room. The entire space is designed outdoors concept. The living room leads to a covered terrace where there is a lounge corner and jacuzzi. The terrace overlooks the garden. There is a children's playground in the garden.

On the ground floor there is a separate department with 3 bedrooms, each with its own air conditioning unit. It's here they also have two bathrooms.

On the first floor there is a separate apartment with a living area of 50 m<sup>2</sup>. It consists of a small kitchen, living room, 2 bedrooms, bathroom, pantry, terrace and attic.

The house has solar panels for water and electricity. The septic tank is located in the back of the garden.

The covered garage has one place for one car.

The veranda in front of the entrance is closed and has one small wc.

Good offer for this price.

We would recommend some modernization and remodelling of the house built in 1990s.

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>:  
1400 €

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:  
2884 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2589 €



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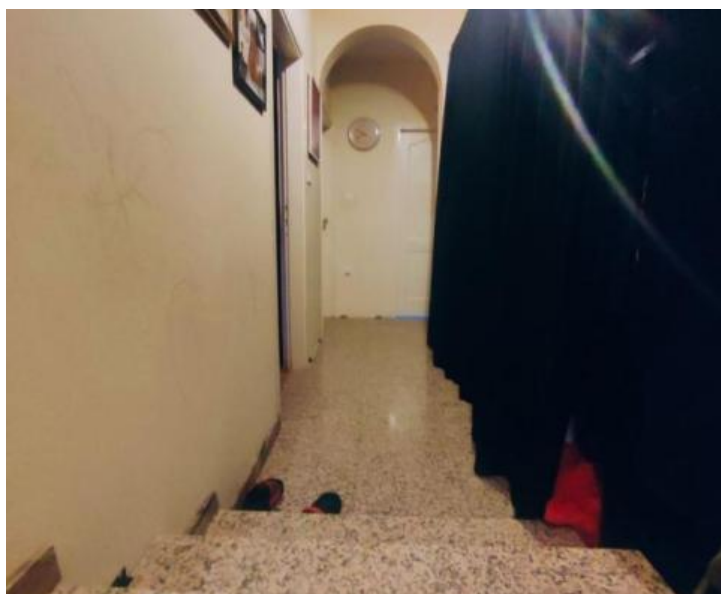
Labin, Istria





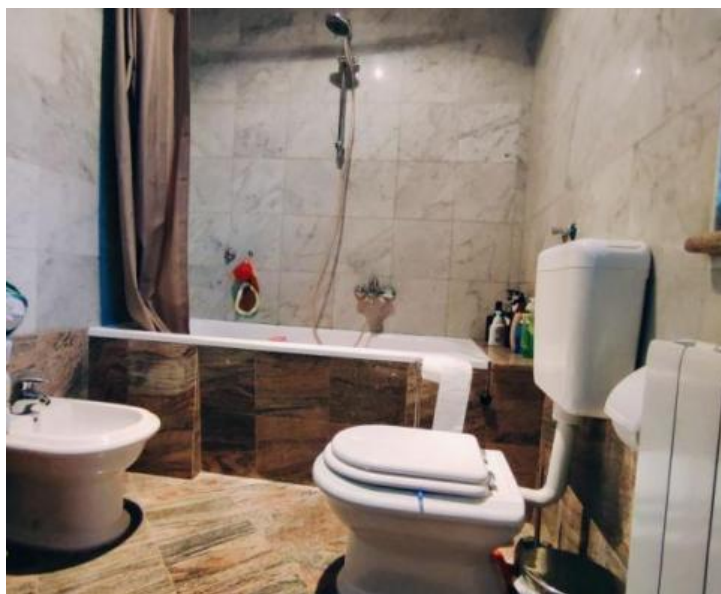
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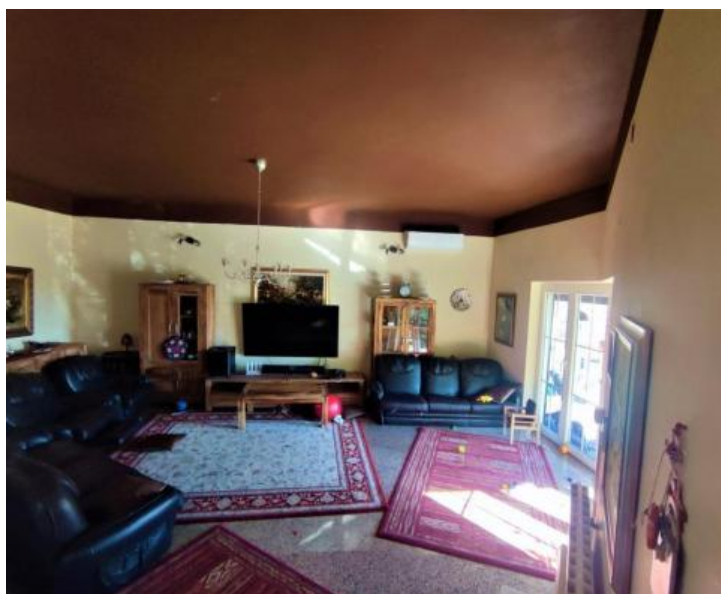
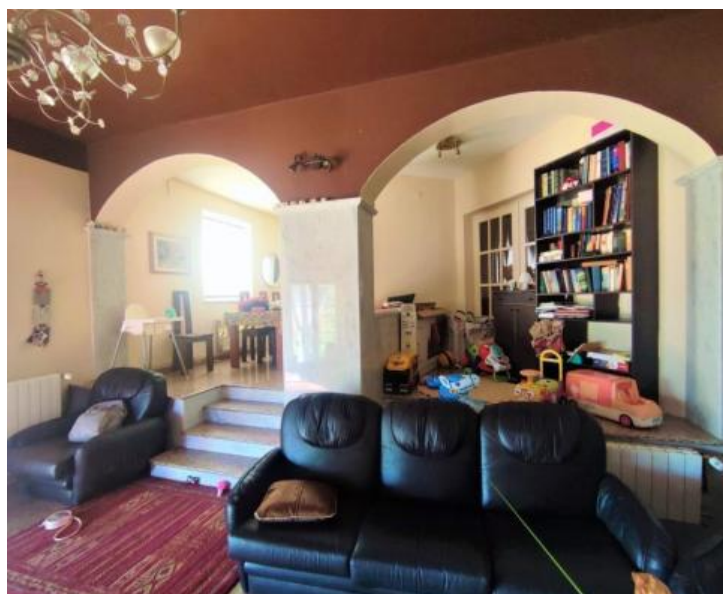
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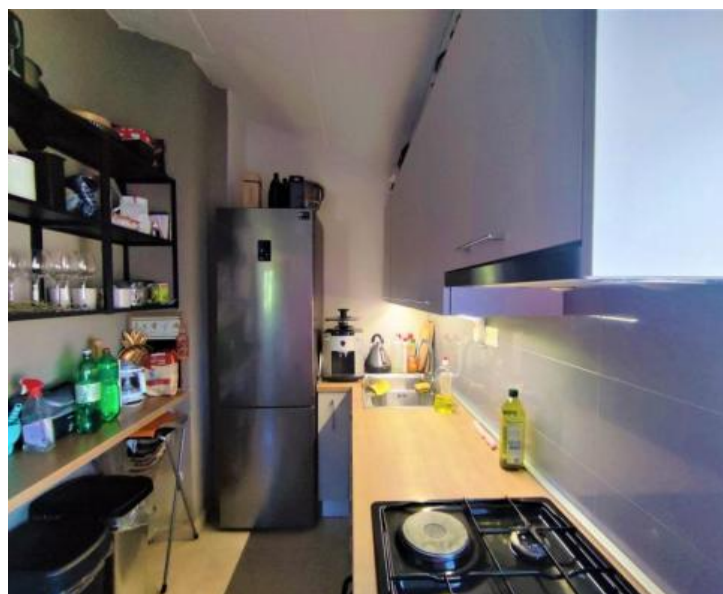
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