

# House

## Labin, Istria



<b>Ref</b>	RE-U-20555
<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>Distance to sea</b>	13000 m
<b>Floorspace</b>	90 sqm
<b>Plot size</b>	400 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	1
<b>Price</b>	€ 290 000

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Charming rustic house surrounded by nature in Labin area, cca. 13 km from the sea!

On the southeastern coast of Istria, at the place where the green hills meet the sea, where nature and heritage come together, there are two towns of similar size, but with different but mutually complementary characters - Labin and Rabac. The picturesque town of Labin rises on a hill 320 m high, only five kilometers from the white pebble beaches in Rabac. Intertwined with rich history and mining that marked this region, Labin, which was declared an independent republic for a short time, is today a fascinating city of contradictions; old and new, history and present, tourism and art. In the vicinity of the town of Labin, a rustic house surrounded by nature is for sale. The property captivates with a sense of intimacy and the warmth of a rural idyll.

The stone house of 90 sq.m. consists of a ground floor and a first floor.

On the ground floor there is a living room, dining room, kitchen and bathroom, and the first floor consists of two spacious bedrooms.

The carefully tended garden of 400 sq.m. in a Mediterranean style is decorated with an autochthonous sterna.

The property is fully equipped and furnished and is being sold as such.

This property on the edge of the village is perfect for a quiet family life as well as an investment for the purpose of a well-established tourist rental.

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>:  
3222 €

Average price/m<sup>2</sup> of this type  
in this region:  
2301 €

Median price/m<sup>2</sup> of this type  
in this region:  
2123 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
2878 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2575 €



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