

# House

## Labin, Istria



<b>Ref</b>	RE-U-22352
<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>	150 sqm
<b>Plot size</b>	6919 sqm
<b>No. of bedrooms</b>	3

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**No. of bathrooms**

1

**Price**

€ 750 000

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House with an wonderful spacious garden in Labin area!

Total area of the house is 150 sq.m. Land plot around is 6919 sq.m., making it a hacienda.

In addition to a convenient location and a spacious garden, the property is characterized by quality construction and spatial organization of the interior.

The living area is clearly defined, used to the maximum and, due to the high ceilings, it is extremely spacious and full of light. It consists of an open concept space that unites the living room, dining room and kitchen with access to a covered terrace, three bedrooms, bathroom, guest toilet and technical room. For heating/cooling, the house uses air conditioners and central heating via a pellet stove.

The spacious landscaped garden offers privacy, peace and numerous possibilities for additional decoration, considering that 1,677 m<sup>2</sup> is located in the residential construction area. You can build one more villa, make a swimming pool, tennis terrain.

This property in a quiet neighborhood is an ideal opportunity for a peaceful family life as well as an investment for the purpose of 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>:  
5000 €

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:  
2849 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2573 €



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