

Villa

Rabac, Labin, Istria



Ref	RE-U-21411
Type	Villa
Region	Istria > Rabac-Labin
Location	Rabac, Labin
Front line	No
Sea view	No
Distance to sea	1200 m
Floorspace	170 sqm
Plot size	1440 sqm
No. of bedrooms	3
No. of bathrooms	2
Price	€ 495 000

Former price is 570 000 eur! New price is 495 000 eur!

A magical estate with two houses near the sea in Rabac area, cca. 1200 meters from the sea!
Total surface is 170 sq.m. Land plot is 1440 sq.m.

On a property spanning 1,440 square meters, two stone houses have found their place.

The first house has been fully renovated and boasts a carefully landscaped garden featuring a swimming pool, summer kitchen, and a cistern.

Spread across three floors (with a footprint of 54 square meters), the house offers a total living area of 120 square meters.

The Mediterranean-style garden surrounding the house covers 768 square meters. On the ground floor, you'll find an open-plan kitchen with a dining area, a pantry, a living room, and a guest toilet. The first floor, accessible via internal stairs, comprises two bedrooms and a bathroom. The third floor, nestled in the high attic, houses a bedroom with a bathroom and an open-plan living area. Each bedroom comes with built-in wardrobes.

Dating back to 1900, this impressive stone house has been restored while preserving traditional Istrian values and architecture, using natural materials such as stone, wood, lime, and handmade tiles.

The well-maintained garden features an outdoor kitchen, a cistern (30m³), and a pool built according to the VITII system, known as "a pool inspired by nature."

The second house is also an Istrian stone house, a preserved antique in need of renovation.

With a footprint of 51 square meters and built on two floors, it offers approximately 100 square meters of living space. The ground floor comprises two rooms, with two more rooms on the first floor. The garden of this charming stone house covers 566 square meters and is entirely within the construction zone, offering ample possibilities for further landscaping.

With a well-maintained access road, clean ownership status, and no encumbrances, this property is a gem. A pleasant 15-minute walk will lead you to a beautiful small beach surrounded by greenery. It's not only a perfect home for luxurious family living but also an excellent investment opportunity for elite tourism.

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 m²:
2912 €

Average price/m² of this type
in this region:
3145 €

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

Average price/m² of this type
in Croatia:
4352 €

Median price/m² of this type
in Croatia:
3868 €

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