

# Villa

Labin, Istria



<b>Ref</b>	RE-U-38216
<b>Type</b>	Villa
<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>	11000 m
<b>Floorspace</b>	187 sqm
<b>Plot size</b>	1947 sqm

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<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	1
<b>Price</b>	€ 500 000

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Near the town of Labin, a charming 187m<sup>2</sup> stone house with a swimming pool is for sale on a 1,947m<sup>2</sup> land plot, located on the edge of a quiet settlement.

Surrounded by greenery in a peaceful rural setting, this beautifully restored stone house offers a sense of privacy and the warmth of a countryside retreat. It has been thoroughly and carefully renovated to preserve its original authentic charm, with the most recent updates completed in 2014.

The interior is fully adapted to modern living while maintaining a cozy ambiance, combining the warmth of wood and the freshness of stone with rustic-style furnishings. The house features a living room with a gallery, a kitchen with a dining area that opens onto a covered terrace, three bedrooms, a bathroom, and a utility room.

The landscaped and fenced yard includes a 43m<sup>2</sup> swimming pool with a sunbathing area and a 22m<sup>2</sup> garage.

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.

Price per m<sup>2</sup>:  
2674 €

Average price/m<sup>2</sup> of this type  
in this region:  
3243 €

Median price/m<sup>2</sup> of this type  
in this region:  
3142 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4380 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3867 €



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