

House

Labin, Istria



Ref	RE-U-39316
Type	House
Region	Istria › Rabac-Labin
Location	Labin
Front line	No
Sea view	No
Distance to sea	13500 m
Floorspace	250 sqm
Plot size	18500 sqm
Price	€ 330 000

Great estate on almost 2 hectares of land in Labin area!
Perfect for investment purposes!

Not far from Labin, a beautiful estate with 3 houses and 18,500 m² of land is for sale, of which 950 m² is building land and the rest is agricultural land.

At the moment there are three older structure on the land plot.

The building area can be used to build additional houses, outbuildings or swimming pools, which can ultimately become a wonderful tourist story.

One older structure is a single-storey house with renovation work underway, measuring approximately 50 m². It contains a hallway, kitchen, bedroom and bathroom. The roof of the house was replaced in 2014.

The second one is a two-storey house measuring approximately 120 m², or 60 m² per floor + 3 garages. The ground floor of this house consists of a kitchen, bathroom and a room that future owners can arrange according to their wishes. On the first floor there are two additional rooms, ideal for arranging as two bedrooms. The house also has an attic that is ideal for storing things.

The third building is a stone barn measuring approximately 55 m² that future owners can arrange as a separate apartment.

All 3 buildings were built before 1968. The property has water and electricity connections and two wells. An asphalt road leads to the property.

There are only a few houses in the neighborhood, so peace and privacy are assured.

This is a real rarity on the market and an ideal property for those looking for privacy, silence and harmony with nature, while at the same time being close to all necessary amenities.

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:
1320 €

Average price/m² of this type
in this region:
2166 €

Median price/m² of this type
in this region:
1875 €

Average price/m² of this type
in Croatia:
2878 €

Median price/m² of this type
in Croatia:
2554 €

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