

House

Labin, Istria



Ref	RE-U-39155
Type	House
Region	Istria > Rabac-Labin
Location	Labin
Front line	No
Sea view	No
Distance to sea	9500 m
Floorspace	80 sqm
Plot size	500 sqm

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No. of bedrooms	2
No. of bathrooms	1
Price	€ 150 000

Great investment!

A few kilometers from Labin itself, on the edge of the settlement, this detached house of 80 m² is located and is waiting for its new owners.

The house is a single-storey house, measuring 80 square meters, located in a secluded part of the settlement, without many neighbors, but with a lot of peace and privacy. Upon entering the house, we come to the living area with a dining room. On the left side there is a door that leads to the master bedroom, which future owners can decorate in their own style. The kitchen is slightly separated, separated by a wall and is located in the continuation of the living area. On the right side of the living area there is a children's bedroom and a bathroom.

The house is surrounded by a cascading garden of about 500 m², which is entirely located within the construction zone and offers future owners the possibility of expanding the house, building a swimming pool or other accompanying facilities.

Next to the house there is an auxiliary building that currently serves as a storage room, but can easily be converted as needed. Heating is provided by two air conditioners and a central wood-burning boiler. As can be seen in the photos, the house needs partial renovation in order to shine in its full glory. Future owners can also make changes to the layout of the rooms, and as mentioned, it is possible to raise the floor and thus gain additional living space. A new slab and a new roof were installed on the house three years ago. Some of the furniture is also new. The property is ideal for a quiet family life, but also as a weekend home or investment for tourist rental. All basic facilities are nearby, and the location provides peace, privacy and a feeling of home. Opportunity!

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:
1875 €

Average price/m² of this type
in this region:
2129 €

Median price/m² of this type
in this region:
1891 €

Average price/m² of this type
in Croatia:
2870 €

Median price/m² of this type
in Croatia:
2543 €

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