

Villa

Labin, Istria



Ref	RE-U-25013
Type	Villa
Region	Istria › Rabac-Labin
Location	Labin
Front line	No
Sea view	No
Floorspace	210 sqm
Plot size	1160 sqm
No. of bedrooms	4
No. of bathrooms	4
Price	€ 645 000

Beautiful villa with swimming pool in a green environment of Labin-Rabac area!
Total area is 210 sq.m. Land plot is 1160 sq.m.

At a distance of about 9 km from the center of Labin, surrounded by vineyards and beautiful nature in a quiet and small village we offer this beautiful villa. It is located about 13 km from the famous tourist town of Rabac, with beautiful beaches, promenades, nature, and a rich tourist offer.

Beautiful villa with swimming pool in a green environment consists of two floors. On the open space ground floor you can prepare homemade dishes in a modern and fully equipped kitchen with dining area or relax in the beautiful living room which also houses a lovely fireplace.

On the ground floor there are 2 bedrooms (ensuite) with private bathrooms, and separate toilet and pantry. A beautiful internal staircase leads to the upper floors where there are two bedrooms each with a bathroom, a large covered balcony with a beautiful view of the green landscape. From balcony there is entrance to the home gym with toilet. The living room opens onto a beautiful partly covered terrace with an outdoor grill. BBQ zone is bordered by a traditional dry stone wall with hand-worked stone, the terrace is followed by a pool beach with a swimming pool of 32 sqm. The garden is surrounded by a maintained green fence. Two covered parking spaces. This beautiful villa is surrounded by vineyards and green meadows which offers an sense of peace and privacy.

On a land plot of 1160 sqm next to the pool and bbq zone with garden furniture with enough space for large family and friends, there is also a children's corner with a trampoline. Maintaned lawn completes the impression of this excellent property. During the construction of this villa, special attention was paid to the details and materials used. Heating and cooling is via fain cooler and heat pump, and in the living room there is a fireplace for a special atmosphere during the winter months. This property offers you the opportunity to escape from the city lifestyle in a quiet and safe location surrounded by greenery and untouched nature. Apart from being an ideal family oasis, the villa is also interesting as an option for tourist rentals.

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 m²:
3071 €

Average price/m² of this type
in this region:
3153 €

Median price/m² of this type
in this region:
3139 €

Average price/m² of this type
in Croatia:
4366 €

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

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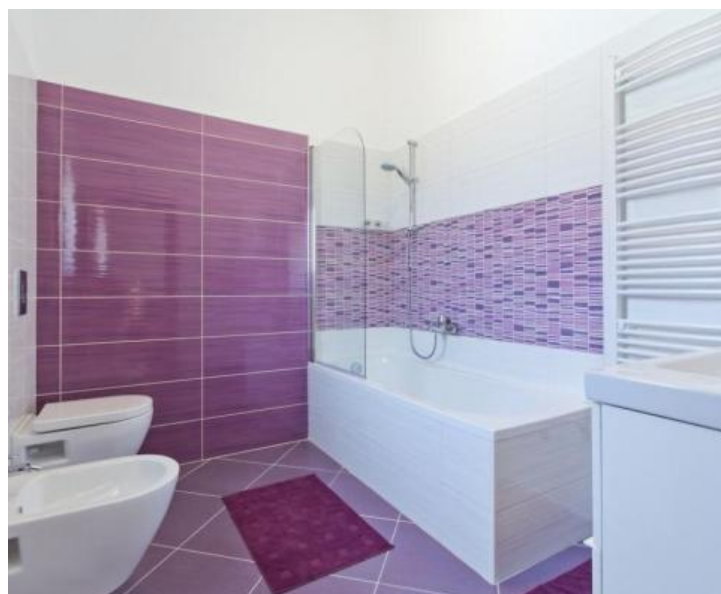
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