

House

Rabac, Istria



Ref	RE-U-25906
Type	House
Region	Istria > Rabac-Labin
Location	Rabac
Front line	No
Sea view	Yes
Distance to sea	30 m
Floorspace	135 sqm
Plot size	250 sqm

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No. of bedrooms	2
No. of bathrooms	2
Price	Price upon request

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A piece of paradise by the sea in Rabac area!

A wonderful stone house only 30 meters from the sea!

Total area is 135 sq.m. Land plot is 250 sq.m.

This perfectly maintained house in excellent functional condition consists of two floors; basement and ground floor.

The ground floor level consists of a living room and a dining room with access to a covered terrace, a kitchen, two bedrooms and a bathroom.

The basement, renovated in 2020, consists of a storage room, a bathroom and a spacious area, the purpose of which, depending on one's own preferences, is left to the future owner.

The yard is fenced and enriched with Mediterranean herbs and plants, and it also contains a water tank. This harmonious oasis close to the sea and beaches is an ideal opportunity for family life as well as an investment for the purpose of tourist rental.

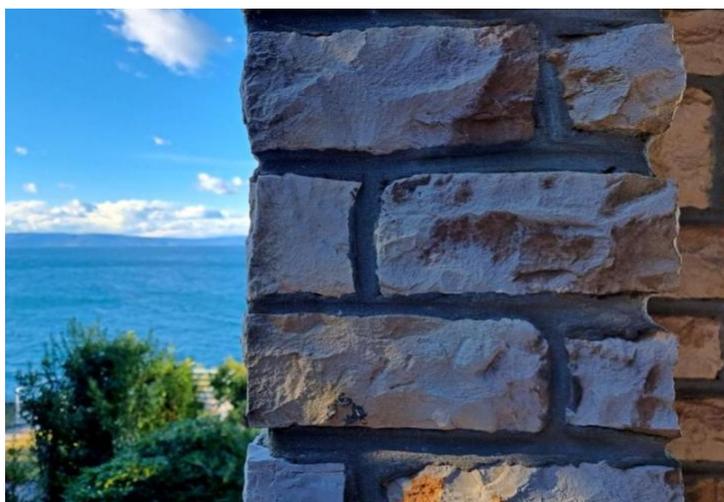
The house originally dates back to 1971, but refurbishment had been done in 2020.

On the southeastern coast of Istria, where green hills meet the sea, where nature and heritage come together, there are two small towns with different but mutually complementary characters - Labin and Rabac, just five kilometers apart. Rabac, due to its white pebble beaches, rich Mediterranean vegetation and crystal clear sea, has been called the pearl of Kvarner. Once a small fishing village, today Rabac is an attractive tourist destination that hides a wealth of cultural events in a network of colorful streets. The green surroundings of Rabac and the picturesque hinterland invite you to adventure, research and recreation throughout the year. Not far from Rabac and Labin in a small settlement by the sea, a piece of paradise by the sea is for sale. This rarity on the market, unburdened from every busy effort, is only 30 meters from the sea and offers peace and tranquility, the silence of which is broken only by the sound of the waves

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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