

Villa

Labin, Istria



Ref	RE-U-26447
Type	Villa
Region	Istria > Rabac-Labin
Location	Labin
Front line	No
Sea view	No
Distance to sea	9000 m
Floorspace	90 sqm
Plot size	566 sqm
No. of bedrooms	2
No. of bathrooms	1
Price	€ 420 000

Cosy stone villa with swimming pool in Labinn area, 9 km from the sea!

Total surface is 90 sq.m. Land plot is 566 sq.m.

Older stone house was fully modernized in 2022.

Although it is located in a relatively urban environment close to all amenities, it provides an exceptional level of privacy.

The villa combines rustic, Mediterranean and modern elements that together form a great design combination.

The impressive house is large "just to measure" - some 90 square meters. It consists of salon with a kitchen and a dining room with access to a terrace covered with a pergola and a toilet on the ground floor where the relief beauty of the old stone is expressed, and two bedrooms and a bathroom on the first floor.

Next to tis charming villa there is a covered summer kitchen with an open fireplace and in front of the house is an overflow swimming pool.

The backyard, which offers an anti-stress, picturesque view of the surrounding nature, is decorated in a Mediterranean style and surrounded by a stone wall.

The property is currently in the final stage of decoration and is for sale on a turnkey basis.

It is very welcoming, attractive property of reasonable price.

The excellent microlocation and spatial organization of the interior and exterior make this property an excellent opportunity for family life or an investment for rental for tourist purposes.

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:
4667 €

Average price/m² of this type
in this region:
3251 €

Median price/m² of this type
in this region:
3158 €

Average price/m² of this type
in Croatia:
4698 €

Median price/m² of this type
in Croatia:
3865 €

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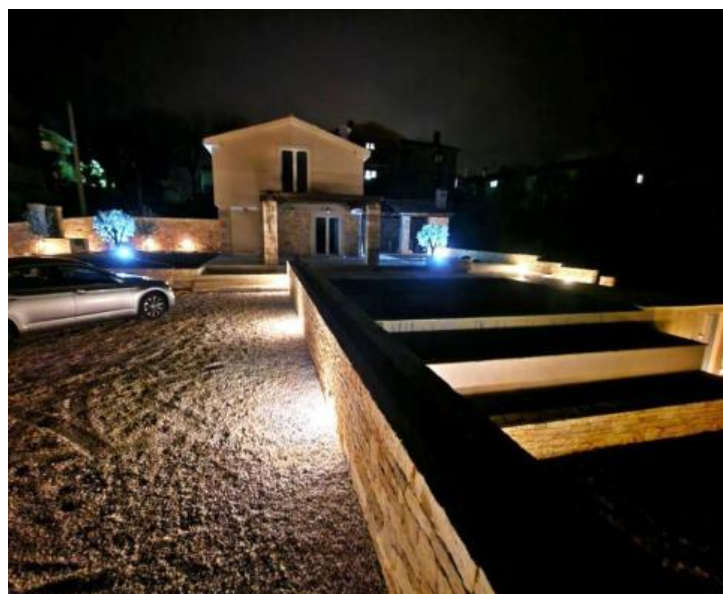
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