

## Labin, okolica, prizemnica u mirnom naselju, Labin, House



### Seller Info

Name:	Agencija Diamond Realestate
First Name:	Agencija
Last Name:	Diamond Realestate
Company Name:	Diamond Real Estate d.o.o.
Service Type:	Selling and renting
Website:	<a href="https://diamond-realestate.hr/">https://diamond-realestate.hr/</a>
Country:	Croatia
Region:	Istarska županija
City:	Poreč
City area:	Poreč
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About us:	Diamond Real Estate Partizanska 5a, Dom Obrtnika, 1.kat, 52440 Poreč

### Listing details

#### Common

Title:	Labin, okolica, prizemnica u mirnom naselju
Property for:	Sale
House type:	detached
Property area:	90 m <sup>2</sup>
Lot Size:	242 m <sup>2</sup>
Bedrooms:	5
Bathrooms:	1
Price:	250,000.00 €
Updated:	Apr 16, 2024

#### Condition

Built:	2008
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#### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Labin
City area:	Labin

ZIP code: 52220

## Permits

Building permit: yes

## Additional information

Energy efficiency: In preparation



## Parking

Garage: yes

## Description

Description: Labin, surroundings, house in a quiet settlement. A two-story house with a view of Učka is located a few minutes from the center of Labin. The total living area of the house is 90m<sup>2</sup>, while the area of the garden is 242m<sup>2</sup>. The property also has a 25m<sup>2</sup> garage and a 25m<sup>2</sup> tavern. The ground floor consists of two bedrooms, a bathroom, a living room and a kitchen connected to the dining room. The living room has access to the terrace with a view of the greenery. In the garden there is also a barn, parking and space for recreation or rest. The property was built in 2008 and the last adaptation was in 2023, where new exterior PVC joinery was installed, the walls with 10 cm thick Styrofoam insulation along the facade. The issue of heating and cooling is solved by installing an air conditioner, and it is also possible to heat with central heating. The distance from the city center is 6 km, while the sea is 10 km away. The house is an ideal investment for tourism or peaceful family life. ID CODE: 2005-86

## Additional contact info

Reference Number: 493660

Agency ref id: 2005-86

Contact phone: 052210824