

## ISTRA, LABIN - Lijepa kuća blizu grada s uređenom okućnicom, Labin, House



### Seller Info

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Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
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About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then because we like to stay in touch

even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

Title:	ISTRA, LABIN - Lijepa kuća blizu grada s uređenom okućnicom
Property for:	Sale
House type:	detached
Property area:	225 m <sup>2</sup>
Lot Size:	1052 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	6
Bathrooms:	2
Price:	370,000.00 €
Updated:	Jun 15, 2024

### Condition

Built:	1984
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### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Labin
City area:	Labin
ZIP code:	52220

### Permits

Building permit:	yes
Ownership certificate:	yes

### Heating

Central heating:	yes
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### Parking

Garage:	yes
Number of parking spaces:	3

### Description

Description:	Istria, Labin - Beautiful house near the town with landscaped garden. It is located about 2.5 km from the center of Labin and about 2.5 km from Rabac. Labin is located on a hill above Rabac. This beautiful medieval city of the acropolis type,
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which charmingly combines a wealth of architecture and cultural and historical monuments with numerous art studios and the breath of youth that gathers here, is dominantly located at 320 m above sea level on the eastern coast of Istria. Its former port, Rabac, is today one of the most beautiful summer resorts in Istria, rightly called the pearl of Kvarner with over 4.5 km of beautiful pebble beaches. This house is located in a quiet village of Labin, surrounded by beautiful houses and gentle nature. The house has an area of 225 m<sup>2</sup>, located on a plot of 1052 m<sup>2</sup> in nature is a comfortable house consisting of a basement, ground floor, mezzanine and attic. The ground floor has an open living room / kitchen / dining room, with access to the terrace and a beautifully landscaped garden, toilet and entrance hall. On the mezzanine there are 3 bedrooms (one with a large terrace and bathroom. In the attic there is an apartment which can be entered through a separate external staircase. The apartment consists of a kitchen with dining room, living room, bathroom and bedroom and terrace In the basement of the house there is a garage, a summer kitchen with access to a terrace with a barbecue, and a storage room. Istria, Labin - A beautiful house near the city with a landscaped garden was built in the 1980s, the garden is decorated with barbecue and access parking. Several trees and shrubs were planted and maintained. The garden is surrounded by a wall and partly by a green fence. The land is large enough to build a swimming pool. Air conditioning is installed, heating is by central heating with heating oil, in the lower apartment and pellet stove. All the necessary urban facilities are in nearby Labin, a few minutes drive away. Very interesting property in a beautiful location located a few minutes drive from the city center very suitable for quality family life .. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions: [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 9750

## Additional contact info

Reference Number: 577797  
Agency ref id: 9750