

## Labin, okolica, dvojna kuća s pogledom na more, 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: <https://diamond-realestate.hr/>  
Country: Croatia  
Region: Istarska županija  
City: Poreč  
City area: Poreč  
ZIP code: 52440  
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About us: Diamond Real Estate  
Partizanska 5a, Dom Obrtnika,  
1.kat,  
52440 Poreč

### Listing details

#### Common

Title: Labin, okolica, dvojna kuća s pogledom na more  
Property for: Sale  
House type: detached  
Property area: 248 m<sup>2</sup>  
Lot Size: 1163 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 12  
Bathrooms: 2  
Price: 350,000.00 €  
Updated: Jun 13, 2024

#### Condition

Built: 1985.

#### Location

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

City area: Labin  
ZIP code: 52220



## Additional information

Energy efficiency: D

## Description

Description:

Labin, surroundings, we are selling a semi-detached house in a quiet location with a view of the sea. This semi-detached house is located only 10 kilometers from the center of Labin, next to a small fishing village. It has a total area of 248 m<sup>2</sup> and consists of a basement, ground floor and first floor. It is divided into two separate residential units. One consists of an apartment on the first floor with an area of 85.58 m<sup>2</sup>, which consists of two bedrooms, a bathroom, a toilet, a kitchen with a dining room and a living room. The ground floor with a total area of 96.70 m<sup>2</sup> consists of two bedrooms, a bathroom, a kitchen with a dining room and a living room with access to a spacious covered terrace with a beautiful view of the sea. In the basement there is a tavern, a workshop and a storage room, with a total area of 64.98 m<sup>2</sup>. The entire upper floor of the house was renovated in 2019 and new tiles, water and electricity installations and furniture were installed. The house is air-conditioned and on the ground floor there is also a wood-burning stove and a fireplace in the living room, which is also in operation. The spacious terrace in the apartment on the ground floor is an ideal place to relax during the summer months. There is also a summer kitchen with a barbecue. The spacious garden of 1163 m<sup>2</sup> provides enough privacy. It is located entirely within the construction zone, so there is a possibility of building an additional building or swimming pool, which is favored by the southern orientation of the terrain. The house is surrounded by forest and greenery, ideal for lovers of peace and nature, yet close enough to the sea. The first beach is only 1.3 km away, as well as several restaurants and a shop. Property with excellent potential for tourist rental due to its pleasant location with a beautiful view and proximity to the sea. ID CODE: 2003-718

## Additional contact info

Reference Number: 616711  
Agency ref id: 2003-718  
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