

## ISTRA, LABIN - Kamena kuća u fazi adaptacije s pogledom na more, Labin, House



### Seller Info

Name: Agencija Dux nekretnine  
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First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Tizianova 8  
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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 - Kamena kuća u fazi adaptacije s pogledom na more
Property for:	Sale
House type:	detached
Property area:	160 m <sup>2</sup>
Lot Size:	1032 m <sup>2</sup>
Bedrooms:	4
Price:	180,000.00 €
Updated:	Oct 31, 2024

### Condition

Built:	1900
Last renovation:	2023

### Location

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

### Permits

Ownership certificate:	yes
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### Parking

Garage:	yes
Number of parking spaces:	4

### Description

Description:	ISTRIA, LABIN - Stone house in the renovation phase with a sea view The town of Labin is located on the eastern coast of Istria on a hill 320 meters high, only 3 km from the sea. The climate in Labin is Mediterranean. The Old Town is located
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on the hill, and the part of the town below it is known as Podlabin. Labinština is the geographical and historical name of the eastern part of Istria. Its surface area is approximately 220 km and a total of 84 settlements belong to it. In the immediate vicinity of Labin, in a small settlement with a view of the sea, a stone, detached house with renovation started is for sale! The house spreads its living area of 160 m<sup>2</sup> through the ground floor and first floor. The future owner can arrange the interior of the house according to his wishes. It is possible to build one two-story apartment or two smaller apartments, one on the ground floor and one on the first floor. The first floor is accessed by an external staircase, and in front of the main entrance there is a beautiful stone house built in 1900 and a terrace with a view of the sea. The roof and mezzanine structure of the house were completely renovated a little more than two years ago. It is sold in the condition visible in the photos. The house is connected to water, electricity and septic system, but the city sewerage is being brought to the village, so connection to the sewerage system will be possible in the coming period. Next to the house there is also 1,032 m<sup>2</sup> of construction land that offers the possibility of building an additional house, swimming pool, summer kitchen or similar. In front of the house there is a public area that is available for parking several cars. The house also has a garage. There is a possibility of buying agricultural land with an area of 5,400 m<sup>2</sup>, which is located not far from the house. After adaptation, this extremely high-quality house can become an ideal home for a family or be used for tourist rental. Dear clients, the agency commission is charged in accordance with the General Business Conditions: [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 32448

## Additional contact info

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