

## Labin, okolica, predivna Istarska kuća sa dvorištem, Labin, House



### Seller Info

Name: Dogma Nekretnine  
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Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
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About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in Pula, Anticova 5 and in Zagreb,

Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

Title:	Labin, okolica, predivna Istarska kuća sa dvorištem
Property for:	Sale
House type:	detached
Property area:	110 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	5
Bathrooms:	1
Price:	400,000.00 €
Updated:	Oct 29, 2024

### Condition

Last renovation:	2016
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### 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:	1

### Description

Description:	Beautiful old stone Istrian house from 1900 with a large garden Located in the heart of a small town, this charming stone house was built in 1900 and exudes history and authentic Istrian spirit. The yard, with an area of 1,132 m <sup>2</sup> , is
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completely located within the construction area, which provides additional opportunities for expansion or additional projects. The house has a total of 110 m<sup>2</sup> of living space spread over two floors, connected by internal wooden stairs that have been renovated in a traditional style. On the mezzanine floor there is a large bathroom with a separate toilet and a spacious hallway, which adds to the functionality of the space. First Floor: On the first floor there are three large bedrooms, each radiating warmth and comfort, ideal for relaxing after a long day. Ground floor: The ground floor of the house contains a kitchen and a dining room combined into a single space, which allows for pleasant socializing and shared meals. A spacious living room and a large hallway contribute to the feeling of spaciousness. There is also a shed for extra storage space. The interior of the house was renovated in 2016, where all key elements of traditional Istrian construction were preserved and restored. Stone and wood dominate the interior, creating an authentic and warm ambience. The yard is a real oasis of peace, surrounded by greenery and various fruit trees such as vines and pears. The spacious outdoor stone terrace, surrounded by a stone wall and shaded by century-old deciduous trees and a vine pergola, is an ideal place to relax and enjoy nature. On the other side of the house there is a separate garage, a stone house with a fireplace, perfect for traditional cooking, and a large cistern (water tank) for collecting rainwater. The yard is surrounded by a stone wall, partly from the time when the house was built, which further emphasizes the historical value of this property. The house is located in the center of the town, only 5 km from Labin and 10 km from the beaches in Rabac, which provides a perfect balance between a quiet life in a small town and proximity to larger urban centers and beautiful Adriatic beaches. The property is completely tidy, and the house is sold with the entire garden. The property is in usable condition, fully habitable and is sold with furniture, which enables immediate occupancy without additional investments. This unique stone house represents a perfect combination of history, tradition and modern comfort, providing an ideal place for living or vacationing in beautiful Istria. For any additional information you are interested in or if you want to view the property, please call a licensed agent with many years of experience in real estate: SANDRA MILETIĆ Licensed agent Mobile 091/988-5843 Telephone 052/639-276 [sandra.miletic@dogma-nekretnine.com](mailto:sandra.miletic@dogma-nekretnine.com) ID CODE: IS1512639

## Additional contact info

Reference Number: 667827  
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