ID: 2785

CHARMING DETACHED HOUSE IN THE OLD TOWN OF LABIN

Labin

364,000 €
2,912 €/m^2







Labin is located in the southeast of Istria, near the nearby resort of Rabac, with which it forms a kind of whole. The town consists of two parts, an interesting old medieval town on a hill and a new settlement at the foot. From the highest part of the town, the city fortress, there is an unforgettable view of the Kvarner Bay, Rabac, the island of Cres and the Labin area. The beautiful old town of Labin is a mecca for artists and is home to numerous art studios and galleries. It is also only a 15-minute drive from the beautiful pebble beaches of Rabac, and offers an excellent combination of summer vacation with a touch of history.

In this beautiful old town is this distinctive detached house with a total area of 126 m2 distributed over the ground floor, first floor and attic. An additional special feature is that the house has a 33 m2 yard, a 21 m2 outbuilding and a 34 m2 storage tank. In addition to all this, it is very interesting and rare that there is a cistern under part of the yard that is not in use but can be made functional. The house is used for occasional stays.

The ground floor consists of a hallway, kitchen with dining room with access to the yard, toilet and storage room with washing machine. From the ground floor, internal stairs lead to the first floor, which serves as a living room/guest room and bathroom. On the last floor in the attic there is a bedroom that is partly a study and toilet. The house is designed so that each floor has its own separate purpose, equipped simply and sufficiently. Every detail has been carefully made with a lot of love. Future owners have plenty of space for conversion and adaptation to their needs. Each floor has air conditioning, PVC joinery, the floors are covered with ceramics and parquet. The yard is stone and offers a lot of potential to decorate to your taste. Also in the yard there is a renovated auxiliary building of 21 m2 consisting of one room with a gallery.

This property is particularly interesting because it is not common, especially in the old part of the city, which has its own privacy and autonomy, yet is close to all necessary amenities. Highly recommended for this property, with which you get a lot of potential and a stay in the historical part of beautiful Labin. In addition to being a comfortable home for future buyers, this property offers great potential for tourist purposes,

For any additional information, I am at your disposal:

+385 91 539 6446
edita.premate@family-nekretnine.hr
Edita Premate Panić
Assistant in mediation

Summary

LOCATION	Labin	PROPERTY ID	2785
PRICE	364,000 €	TYPE	House
AREA	125 m²	GARDEN AREA	33 m²
YEAR BUILT	-	YEAR RENOVATED	2020.
ORIENTATION	-	NUMBER OF FLOORS	-
ROOMS	3	BEDROOMS	2
BATHROOMS	2	TOILETS	1
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	-	PARKING SPACES	-
POOL	-	VIEW AT	Yard
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	-	ELEVATOR	-

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HEATING	Classic, Air conditioning	JOINERY	Very good, PVC
WALLS MATERIAL	-	WALLS CONDITION	-
TILES	-	PARQUET	Laminate
FACADE	-	ROOF	-
INTERNAL STAIRS	-	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	Yes	ENERGY CERTIFICATE	-

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Extra features

- Tavern
- Terrace
- Yard

Infrastructure

- Electricity
- Water
- Sewerage
- Phone line

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