ID: 3061

COMFORTABLE, HIGHLY PROFITABLE FLOOR HOUSE FOR SALE IN A VERY QUIET LOCATION

Nedešćina, Labin

680,000 €
2,000 €/m^2







The Istrian region is considered one of the most suitable and adequate regions for living and offers many natural beauties supported by a warm Mediterranean climate and a very friendly local population. On a hill above Rabac is located the medieval town of Labin, which charmingly combines the wealth of architecture and cultural and historical monuments with numerous art studios.

In a quiet and pleasant location in Labin, there is a spacious detached house consisting of a ground floor and an upper floor and with a total of approximately 340 m^2 of living space, situated on an extremely spacious and landscaped garden of 1,172 m^2. The property offers a

high level of privacy, plenty of space and numerous possibilities for use, making it ideal for both larger families and investors. The ground floor of the house is designed as a pleasant and functional living space and consists of four comfortable bedrooms, two bathrooms, a kitchen, a dining room and a spacious living room. Of particular value is the authentic tavern with a fireplace, which is located in a separate, detached building and has a separate entrance and is the perfect place for socializing, family gatherings or additional content for guests. On the first floor there is an additional, fully functional residential unit consisting of four bedrooms, a bright living room, a kitchen with a dining room and two bathrooms. This layout allows for separate use of the floors, which is extremely suitable for a large family or for engaging in tourism activities. The space is full of natural light, and the layout of the rooms provides a feeling of airiness and comfort. The house is equipped with central heating and wooden joinery, while the floors are covered with high-quality parquet and ceramics, which further contributes to the feeling of durability and quality of construction. Inside the separate, detached building there is a space that can be used as a garage or as an additional bedroom. On the spacious garden there is also a garage of approximately 150 m^2, which is also located in a separate, detached building and, in addition to its primary purpose, offers the possibility of conversion into additional residential, recreational or business space, depending on the wishes of the future owners. The spacious garden offers numerous design options - from a garden and a relaxation area, to additional facilities such as a swimming pool or a children's playground.

Thanks to its quiet location, large square footage, quality construction and extremely flexible layout, this property represents a rare opportunity on the market and offers exceptional value and long-term profitability, whether used for a comfortable family life or as an investment with high potential.

FOR ALL OTHER INFORMATION CALL:

+385 98 174 8680
dean.zunic@family-nekretnine.hr
Dean Žunić
Licensed agent

Summary

LOCATION	Nedešćina, Labin	PROPERTY ID	3061
PRICE	680,000 €	TYPE	House
AREA	340 m²	GARDEN AREA	1,172 m²
YEAR BUILT	-	YEAR RENOVATED	-
ORIENTATION	-	NUMBER OF FLOORS	-
ROOMS	9	BEDROOMS	7
BATHROOMS	4	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-

ID: 3061

PARKING	Yes	PARKING SPACES	7
POOL	-	VIEW AT	-
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	-	ELEVATOR	-
HEATING	Central	JOINERY	Wooden, Very good
WALLS MATERIAL	-	WALLS CONDITION	-
TILES	-	PARQUET	Excellent
FACADE	Very good	ROOF	Channels
INTERNAL STAIRS	-	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	Yes	ENERGY CERTIFICATE	-

ID: 3061

Extra features

- Garage
- Tavern
- Terrace
- Yard

Infrastructure

- Electricity
- Water

View original listing