



BUSINESS POTENTIAL – FACILITY WITH ESTABLISHED OPERATIONS

 Labin

 **620,000 €**
1,181 €/m²



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.

We present a unique rustic property built in 1797, which, with its authentic style, history and charm of bygone times, provides a special atmosphere for your stay. Located in a quiet environment, the property is accessed through a beautiful tree-lined avenue that creates a



sense of privacy and uniqueness upon arrival. Before entering the property itself, there is a terrace on which there is a well. The total living area of the property is 525 m². Upon entering the ground floor, we come to two fully equipped taverns decorated in a rustic style. Each tavern has a fireplace and a space for socializing for up to 20 people, as well as a small kitchen, making them ideal for family gatherings or larger gatherings. The special atmosphere is further emphasized by the floors covered with large stone slabs. The ground floor also leads to an outdoor terrace, and on the same floor there is another bathroom, separate male and female toilets, storage space, boiler room, kitchen and a small laundry room located under the stairs. The first floor is reached by internal stone stairs with wooden handrails, and there is a common room from which four apartments are accessed. Each apartment consists of a separate bedroom, a small kitchen, a dining room connected to the living room and its own bathroom. On the second floor there are two larger apartments that stand out for their spaciousness. Each has a larger living room and a large bedroom, and due to the layout and size of the space, there is the possibility of converting and obtaining two bedrooms. One of the bedrooms also has built-in wardrobes. On this floor there is also a terrace with a beautiful view of the greenery and the surrounding landscape, ideal for relaxing and enjoying the peaceful ambience. In the attic of the property there is another apartment, making the property a total of seven apartments. Each apartment is equipped with an air conditioning unit, while one also has a wood-burning stove. The entire property has central heating with fuel, wooden joinery with mosquito nets and shutters, and the floors are a combination of ceramics and parquet, which further contributes to the warmth and rustic atmosphere of the space. Parking for several vehicles is also provided near the property.

The property represents an exceptional opportunity for investment, tourism or living in an authentic setting that perfectly combines historical character, rustic style and functionality of the space. Since the property is already used for tourism, it allows the future owner to continue the business without additional initial investments.

FOR ALL ADDITIONAL INFORMATION, PLEASE CONTACT ME:

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Dean Žunić

Licensed agent

Summary

LOCATION	Labin	PROPERTY ID	3208
PRICE	620,000 €	TYPE	Office space
OFFICE TYPE	Hospitality and tourism	AREA	525 m ²
YEAR BUILT	-	YEAR RENOVATED	-
ORIENTATION	Southwest	NUMBER OF FLOORS	2



DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	Yes	PARKING SPACES	15
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	-	ELEVATOR	-
HEATING	Central, Air conditioning, Wood stove	JOINERY	Wooden, Very good
WALLS MATERIAL	Stone	WALLS CONDITION	-
TILES	-	PARQUET	Very good
FACADE	Very good	ROOF	-
INTERNAL STAIRS	Very good	EXTERNAL STAIRS	-
SHOP WINDOW	-	OFFICE LOOKING AT	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	-	ENERGY CERTIFICATE	-



Extra features

- Terrace

Infrastructure

- Electricity
- Water

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