



Code :	ISH2418
Location :	Labin
Building size :	96 m2
Lot size :	2263 m2
Distance from sea :	11000 m
Number of rooms :	2
Year of built :	n/a
Heating :	heating with pellets
Energy efficiency :	processing

Price :	398.000 €
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Makler-Courtage von 3% zzgl. den gesetzlichen Mwst ist bei Vertragsabschluss fällig.

## Small house with large plot

Small house divided into two units.

The first unit is on the ground floor and has the following amenities:  
Well-equipped kitchen, one bedroom, living and dining room, bathroom with shower. Air conditioning and pellet stove.  
Covered summer kitchen, additional terrace with stone barbecue.

The second unit consists of:  
Living room, bathroom with shower, then stairs to the double bedroom. Air conditioning.  
Covered summer kitchen, additional terrace with stone barbecue.  
Preparation for a kitchenette is in place.

32 sqm tiled pool with staircase entrance  
Built in 2022  
Fully fenced property accessible via electric gate.  
Behind it, unobstructed agricultural land on three sides  
Wellis Jacuzzi for 5 people  
Large canopy  
Covered summer kitchen between Houses 1 and 2  
Terrace in front of House 1 connecting House 2  
Carport for 3 cars on the property  
A permit for vacation rentals is available.  
The price also includes a 1,868 m<sup>2</sup> plot of land adjacent to the property on which the house stands. Part of this large plot is located within the building zone. This portion is 1,000 m<sup>2</sup> in size.

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