



Code :	ISH2504
Location :	Labin
Building size :	247.26 m <sup>2</sup>
Lot size :	1032 m <sup>2</sup>
Distance from sea :	500 m
Number of rooms :	0
Year of built :	n/a
Heating :	Current (Electricity)
Energy efficiency :	processing

Price :	270.000 €
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Makler-Courtage von 3% zzgl. den gesetzlichen MwSt ist bei Vertragsabschluss fällig.

## Spacious Three-Storey House with Garden and Sea View – Labin, Istria

Spacious Three-Storey House with Garden and Sea View – Labin, Istria

Located in the pleasant surroundings of Labin, this spacious three-storey house offers a total net usable area of 247.26 m<sup>2</sup>, set on a generous plot of 1,032 m<sup>2</sup>.

The property is functionally distributed across three levels. The basement includes a garage, workshop, and a traditional tavern (konoba), providing additional space for storage, hobbies, or social gatherings.

The ground floor features a comfortable two-bedroom apartment consisting of a kitchen with dining area, living room, pantry, bathroom, two bedrooms, internal staircase, and two terraces—one covered and one uncovered.

On the first floor, there is a second two-bedroom apartment comprising a hallway, two bedrooms, kitchen with dining area, bathroom, separate toilet, and a balcony with a sea view.

The property is surrounded by a spacious garden offering numerous possibilities for landscaping, relaxation areas, or the construction of additional amenities such as a swimming pool. The house is located approximately 620 meters from the sea, enhancing its appeal.

Heating is provided via wood and electricity. Ownership is clear and free of encumbrances.

Thanks to its location and practical layout with two residential units, this property represents an excellent opportunity for family living, a holiday home, or an investment in tourist rentals.

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