



Old country estate with stone houses in a secluded location close to Labin, Istria

350.000 €

1.598 €/m²

"Istarska Štancija" (country estate) is for sale. With a beautiful view on mountain Učka, it is surrounded by forests and pastures. The property is within a reasonable distance from neighbours and town noise, but just in a second you can easily find yourself back into civilization, close to the main roads, the city and the sea, which makes it perfect for use throughout the whole year. In the past it was a family agricultural estate which was engaged in agriculture and cattle-breeding.

Along the property boundaries there is a local asphalt road. The property includes an agricultural terrain with vineyards, pastures and forests. The total area of the estate is 46 000 m², of which about 7,000 m² is in the residential area.

In the middle of the property there is a secluded old stone Istrian house, well maintained and furnished according to the style from the beginning of the last century. But, as the trends change, the house interior design must also change, according to the contemporary trends. The house has 3 bedrooms on the first floor, and 3 rooms on the ground floor. The total house area is about 135 m².

On the south side of the house, connected with the canopy, there is an old barn. It is also mentioned in the registers, with the surface of 84 m².

The property has electricity, water and telephone connections, but, due to the fact that there is no sewage network in the area, building plans predict its own septic tank for sewage disposal.

The property is located in Istria, in municipality of Kršan, between two small villages in a very quiet area. The nearest beach is in Plomin, just 10 minute's drive away (8 km). Labin is situated at 15 km away from the property, Rabac and Pazin are 20 km away and Mošćenička Draga at 30 km. Pula airport is only 52 km and the Venice airport is 247 km away from the property.

Surrounding areas offer numerous opportunities – from Mediterranean cuisine restaurants, local festivals and art galleries within tourist centres to exploring rural areas, agrotourisms, intact nature and historical places known for legends.

Targeted buyers are:

- Families who want to arrange “a little piece of paradise” for themselves and adapt this property for their enjoyment, and when the property is not in use, to offer it on the market,
- Investors in elite holiday homes in “premium” categories, who can offer a variety of sports and recreational facilities to the house guests,
- Investors in tourism and catering, the property is suitable for rural economy, eg. family farm,
- Other customers with a vision.

This property is ideal as a living area, but also for vacations, which gives the future buyer the opportunity to build and design the house and the property according to their needs and preferences. We are convinced that that it is very difficult to find such an attractive micro-location, which gives this offer a special added value and sets it apart from numerous other offers in its category.

Summary

Location	Labin	Property ID	2029
Price	350.000 €	Type	house
Area	219 m²	Land area	46.000 m²
Bedrooms	-	Bathrooms	-
Parking spaces	-	Parking spaces (garage)	-
Floor	ground floor	Orientation	Southwest
Ownership type	Co-ownership	Owner	Private owner
Price/m²	1.598 €	Tax	3%
Energy certificate	Not obligatory	Subtype	detached, family house

Distances

Center	2 km
Near a bigger city	11 km
Pula airport	52 km
School	2 km
Store	2 km
Venezia airport	247 km
Sea	8 km

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