



We sell top quality villa with pool in a quiet location, Labin

320.000 €

1.608 €/m²

In a quiet, rural environment, this beautiful villa is located 15 km from Rabac and the first beaches. The property is built on a building plot of 1100 m², with a total living area of 199 m², and has 4 bedrooms with private bathrooms and extends over two floors: ground floor and first floor (marked A on the map). The land is west oriented so you can keep track of every sunset. The villa was built in 2013, and special attention was paid to the interior and quality materials during construction. Also, the same owner is selling two neighboring villas marked on the map under B and C, and there is a possibility of buying an additional construction area of 5.000 m² ideal for the construction of two more houses with a swimming pool.

The ground floor consists of a bedroom with a private bathroom, storage, toilet, living room, top quality kitchen and a spacious dining room that provides access to a covered terrace. An internal staircase leads to the first floor on which are three large, stylish bedrooms, each with a private bathroom.

Air conditioners with inverter are used for heating and cooling the real estate, and the solar system heats the water. The floors in the villa are of high-quality Italian ceramics and the exterior joinery is made of wood.

The yard is surrounded by an Istrian stonewall with a sun deck, a children's playground, and a 40 m² swimming pool. Two parking spaces are in the yard of the property.

The house is ideal for living or temporary housing, and is categorized with 4 stars and since 2013 has an average annual income of € 22,000 – € 26,000.

The town of Labin is 10 km away, while services like a grocery store, a restaurant, and a bakery are 3 km away. Pula Airport is 46 km away, Venice Airport is 248 km away and the nearest highway entrance is 30 km away.

Summary

Location	Labin	Property ID	2199
Price	320.000 €	Type	house

Area	199 m²	Land area	1.100 m²
Bedrooms	4	Bathrooms	4
Parking spaces	3	Parking spaces (garage)	-
Floor	ground floor	Orientation	South
Ownership type	Ownership 1/1	Owner	Private owner
Price/m²	1.608 €	Real estate transfer tax	3%
Energy certificate	B	Subtype	detached, family house, villa

Distances

Center	3 km
Sea	15 km
Near a bigger city	10 km
Pula airport	46 km
Store	3 km
Venezia airport	248 km

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