



<b>Code :</b>	02731
<b>Location :</b>	Labin
<b>Building size :</b>	120.00 m2
<b>Plot size :</b>	1122 m2
<b>Garden size :</b>	1122 m2
<b>Distance from center :</b>	8500 m
<b>Distance from see :</b>	4000 m
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	4
<b>Number of bathrooms :</b>	3
<b>Parking :</b>	Yes
<b>Energy efficiency :</b>	being prepared
<b>Year of construction :</b>	2014
<b>Swimming pool :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Građevinska :</b>	Yes
<b>Uporabna :</b>	Yes
<b>Vlasnički list :</b>	Yes
<b>Air conditioning :</b>	Yes

**Price :** 470.000 €

In a quiet village just 8.5 km from the center of Labin and 4 km from the sea coast, there is this beautiful holiday home with a swimming pool - the perfect choice for those who appreciate peace, comfort and staying in a natural environment.

The house with a total area of

120 m<sup>2</sup> is spread over two floors. The upper floor contains two comfortable bedrooms, two modern bathrooms and a spacious terrace overlooking the pool and the surrounding greenery. An internal staircase leads to the ground floor where there is an additional bedroom, a third bathroom, a fully equipped kitchen, a dining room and a living room with direct access to a covered terrace - ideal for relaxing in the warmer months.

The 1,122 m<sup>2</sup> garden is completely fenced and carefully landscaped, offering complete privacy, and includes a sunbathing area, a children's playground and a large swimming pool - the perfect space for a family vacation or socializing with friends.

The property has proper ownership and a valid use permit, which further facilitates the purchase process.

This house represents an excellent opportunity for private use, but also as an investment in tourist rental thanks to its sought-after location in Istria, the combination of nature, peace and proximity to the sea.



**HABITARE REAL ESTATE**

**Mate Vlašića 20, 52440 Poreč**

**mail: [info@habitare.hr](mailto:info@habitare.hr)**

**web: [habitare.hr](http://habitare.hr)**

**Tel: +385 52 433 801 | Mob: +385 98 411 430**

NOTE: We are not responsible for any errors in property descriptions, but we strive to be as precise and accurate as possible. The property can only be viewed with a signed Brokerage Agreement, which serves as the basis for further actions related to the purchase and the payment of the commission, all in accordance with the Real Estate Brokerage Act.