



<b>Code :</b>	02781
<b>Location :</b>	Labin
<b>Building size :</b>	145.00 m2
<b>Plot size :</b>	1295 m2
<b>Garden size :</b>	1295 m2
<b>Number of bedrooms :</b>	2
<b>Number of bathrooms :</b>	2
<b>Number of toilets :</b>	1
<b>Parking :</b>	Yes
<b>Energy efficiency :</b>	being prepared
<b>Year of last adaptation :</b>	2024
<b>Swimming pool :</b>	Yes
<b>Sauna :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Vlasnički list :</b>	Yes
<b>Air conditioning :</b>	Yes

**Price :** 420.000 €

In a quiet settlement near Labin, on a spacious plot of 1,295 m<sup>2</sup>, lies a beautifully renovated stone house that perfectly combines the charm of traditional Istrian architecture with modern design and comfort. Surrounded by greenery and nature, the property offers complete privacy, peace, and a pleasant atmosphere, making it ideal for family living or as an investment in tourism.

The house was carefully reconstructed from an old Istrian stone building, using natural materials and modern construction standards. It is insulated with 10 cm of stone wool, while the interiors and pool surfaces are finished with epoxy microcement, giving the space a modern and elegant look. Large glass walls provide plenty of natural light and create a seamless connection between the interior and exterior.

The property extends over three levels. The basement (30 m<sup>2</sup>) serves as a functional storage area. The ground floor (65 m<sup>2</sup>) features an open-concept living area with a kitchen, dining room, and living room, a pantry, guest toilet, and access to a covered summer kitchen ideal for gatherings. The first floor (50 m<sup>2</sup>) includes a hallway and two bedrooms, each with its own bathroom, ensuring maximum comfort and privacy.

Additional features include a covered summer kitchen (20 m<sup>2</sup>), an auxiliary building (14 m<sup>2</sup>) designed as a wellness area with a sauna and hydromassage tub, and a swimming pool (32 m<sup>2</sup>) with a sunbathing area. The spacious garden is partially enclosed by an authentic dry stone wall, enhancing the property's Istrian charm and authenticity.

This home perfectly blends traditional elements with modern style, creating a warm, functional, and luxurious space for living and relaxation.



**HABITARE REAL ESTATE**

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The price refers to the current condition shown in the photos ("turnkey" phase, without equipment, furniture, and garden).

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.