



Code :	02799
Location :	Kaštelir-Labinci
Building size :	180.00 m2
Plot size :	923 m2
Garden size :	923 m2
Distance from see :	8000 m
Numer of floors :	2
Number of bedrooms :	4
Number of rooms :	5
Number of bathrooms :	3
Number of toilets :	1
Sea View :	Yes
Parking :	Yes
Energy efficiency :	being prepared
Year of construction :	2008
Swimming pool :	Yes
Air conditioning :	Yes
Fireplace :	Yes
Građevinska :	Yes
Uporabna :	Yes
Vlasnički list :	Yes
Fireplace :	Yes
Air conditioning :	Yes

Price : 449.000 €

Located in a beautiful area of Istria, in Kaštelir, only 12 km from Poreč and 8 km from the sea, making it ideal both for holiday use and investment.

The main house consists of three comfortable bedrooms, two bathrooms, an open-plan kitchen with dining area, and a spacious living room.

On the ground floor, there is a large covered terrace with sea views, while the upper floor features a south-facing loggia, also offering open views.

A special value of this property is the separate apartment with its own entrance, ideal for guests or tourist rental. The apartment, approximately 70 m² in size, includes a bedroom, living room, walk-in wardrobe, bathroom with shower and toilet, and a kitchen.

The house is heated by air conditioning units, and also features a rustic fireplace that creates a warm and cozy atmosphere.

The landscaped garden includes a swimming pool, a relaxation area, and private parking for 2-3 cars.



HABITARE REAL ESTATE

Mate Vlašića 20, 52440 Poreč

mail: info@habitare.hr

web: 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.