

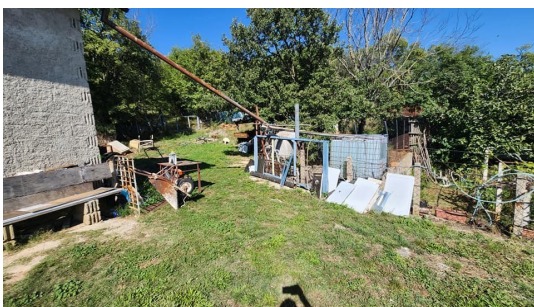
## ISTRIA ADRIA

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<b>Code :</b>	11770
<b>Location :</b>	Labin
<b>Building size :</b>	138 m2
<b>Lot size :</b>	9300 m2
<b>Garden size :</b>	0.00 m2
<b>Number of floors :</b>	1
<b>Number of bedrooms :</b>	2
<b>Number of rooms :</b>	2
<b>Number of bathrooms :</b>	1
<b>Parking :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	A
<b>Year of construction :</b>	2015

**Price :** 450.000 €

In a quiet place only 2.5 km from the center of Labin, there is this beautiful house with a spacious garden and a view of the sea.

It is located near the end of the village, surrounded by untouched nature and greenery, and peace and privacy are guaranteed here.

On the agricultural land of 9,300 m2, there is a one-story house of 138 m2 and two auxiliary buildings of 86 m2 and 10 m2.

The house has 2 bedrooms, a bathroom, a kitchen, a living room, a dining room and a spacious storage room where there is wood and a central stove.

The house is heated by wood-fired central heating, a 35 kW stove, and there is also a fireplace in the living room.

The house has electricity, water, a brick septic tank, all the necessary documentation with drawn objects. In addition, 9 panels of 2 kW each are installed on the roof of the house, producing 620 kW per month.

The location, environment and view make this property unique and a great investment opportunity!