

## ISTRIA ADRIA

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<b>Code :</b>	11994
<b>Location :</b>	Labin
<b>Building size :</b>	58 m2
<b>Lot size :</b>	147 m2
<b>Garden size :</b>	0.00 m2
<b>Number of floors :</b>	1
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	1
<b>Parking :</b>	Yes
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	1960

**Price :** 83.000 €

In a picturesque settlement, just a few minutes' drive from the historic town of Labin and the crystal-clear beaches of Rabac, a charming stone house is for sale, situated on a building plot.

Main features of the property:

Authentic Istrian architecture

A traditional stone house that preserves the spirit of Istria. The property requires complete renovation, but the preserved stone provides an excellent foundation for adaptation.

(Area: ground floor 29 m<sup>2</sup> + first floor 29 m<sup>2</sup>)

Building plot - 147 m<sup>2</sup> in total

The plot allows for the expansion of the existing building and a quality organization of outdoor space:

front yard - 49 m<sup>2</sup>, beautifully landscaped

backyard - 69 m<sup>2</sup>, with a paved parking space

An ideal location that offers tranquility and privacy, while being close to all essential amenities.

Excellent transport connections - quick access to main roads.

Important information:

New cadastral survey completed in 2025

Usage permit for buildings constructed before 1968

Total area: 147 m<sup>2</sup> (house + land)

Asphalt access from two sides (front terrace and parking)

For more information, please

