

## ISTRIA ADRIA

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<b>Code :</b>	12823
<b>Location :</b>	Labin
<b>Building size :</b>	125 m2
<b>Lot size :</b>	215 m2
<b>Garden size :</b>	0.00 m2
<b>Number of bedrooms :</b>	2
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	2
<b>Number of toilets :</b>	1
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	A
<b>Year of adaptation :</b>	2026

**Price :** 441.000 €

Beautiful Istrian stone house, completely renovated.

It is located in a quiet village, surrounded by greenery.

The house has been completely renovated and is currently in the landscaping phase.

The owner took care to preserve the authenticity of the old Istrian stone house with

perfectly and elegantly integrated modern details, which, along with the quality of workmanship, can be seen at every step.

The interior of the house is beautifully lit by targeted interior lighting and sunlit through large glass surfaces.

The ground floor consists of an open space area intended for the living room, kitchen and dining room with access to the terrace, and a bathroom and storage room.

An elegant open staircase leads to the first floor where there are two bedrooms, each with its own bathroom, and a lounge area that the buyer can use and arrange according to their needs.

Glass partition walls visually open up the space.

The internal net area of

the house is 125m2, it is necessary to invest in furnishing the house according to the buyer's choice.

All counters, dimmer switches, cameras are made on the principle of "smart home".

Heating-cooling: bathroom - underfloor heating

Mitsubishi air conditioner A+++ 3 pieces

Possibility of connecting wood/pellet stoves

This property can be ideal for family life: close to the town center, restaurants, shops, schools..

or as an investment in tourism: close to the sea (about 10 minutes), all tourist attractions and events

10 minutes from the town of Labin