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Code :	14245
Location :	Labin
Building size :	285 m2
Lot size :	4690 m2
Garden size :	0.00 m2
Distance from center :	6500 m
Distance from sea :	11000 m
Number of floors :	2
Number of bedrooms :	3
Number of rooms :	3
Number of bathrooms :	2
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	A+
Year of construction :	1800

Price : 745.000 €

Labin area, a beautiful stone house with a total area of 265 m² (103 m² of usable space) is for sale, situated on a spacious plot of 4,690 m², providing complete privacy and tranquility. The property was renovated in 2018 and combines the rustic charm of stone with modern comfort and infrastructure.

The house consists of four rooms, a large living room with a fireplace, a kitchen, and four bathrooms equipped with a shower, bathtub, and jacuzzi. The heating system includes a gas boiler and a boiler for briquettes/pellets, air conditioning units, and a complete heating, cooling, and ventilation system, ensuring a pleasant stay throughout the year.

On the landscaped grounds, there is a swimming pool measuring 10 x 5 m and a large parking area for 5 to 7 cars. The property is also equipped with video surveillance.

The estate includes two utility buildings with a total usable area of 67 m². One is fully renovated with all installations, a kitchen, and a bathroom, making it suitable for guests, rental, or business purposes. The second building can serve as storage, a garage, or additional auxiliary space as needed.

All buildings have been issued a usage permit.