

## ISTRIA ADRIA

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<b>Code :</b>	14759
<b>Location :</b>	Sveta Nedelja
<b>Building size :</b>	274 m2
<b>Lot size :</b>	3600 m2
<b>Garden size :</b>	0.00 m2
<b>Distance from center :</b>	1800 m
<b>Distance from sea :</b>	11000 m
<b>Number of floors :</b>	1
<b>Number of bedrooms :</b>	4
<b>Number of rooms :</b>	4
<b>Number of bathrooms :</b>	2
<b>Parking :</b>	Yes
<b>Energy efficiency :</b>	Not specified

**Price :** 345.000 €

For sale is a spacious property with a total area of 3600 m<sup>2</sup>, located in the peaceful and green surroundings of Šumber, just 8 km from Labin. The property consists of two stone houses for renovation and building land, offering exceptional opportunities for investment or the creation of an authentic Istrian home.

The property includes:

- A larger stone house with an area of 217 m<sup>2</sup>, along with a garden and yard
- A smaller house with an area of 57 m<sup>2</sup>
- Building land with an area of 1800 m<sup>2</sup>

The total land area is 3600 m<sup>2</sup>, ensuring privacy and numerous landscaping possibilities - from a family estate to a tourist project.

There is also the option for separate purchases:

- ✓ Large house (217 m<sup>2</sup>) with a garden and yard
- ✓ Smaller house with building land of 1800 m<sup>2</sup>

The tranquil location, natural surroundings, and authentic stone buildings make this property ideal for renovation into a holiday home, rural tourism, or an investment project.

For more information, please