

ISTRIA ADRIA

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Code :	15767
Location :	Labin
Building size :	125 m2
Lot size :	215 m2
Garden size :	0.00 m2
Number of bedrooms :	2
Number of rooms :	3
Number of bathrooms :	2
Number of toilets :	1
Air conditioning :	Yes
Energy efficiency :	A
Year of adaptation :	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

