

## ISTRIA ADRIA

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<b>Code :</b>	09539
<b>Location :</b>	Labin
<b>Building size :</b>	300 m2
<b>Lot size :</b>	1652 m2
<b>Garden size :</b>	0.00 m2
<b>Number of bedrooms :</b>	5
<b>Number of rooms :</b>	10
<b>Number of bathrooms :</b>	5
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	Not specified

**Price :** 1.660.000 €

Property for sale with an area of

300m2 on a spacious plot of 1652m2.

The property includes:

- APARTMENT that extends over two floors, on the first floor open space living room kitchen and dining room, study and bathroom and a large terrace with a beautiful open view of the sea and surrounding islands. On the second floor three bedrooms and a bathroom.
  - on the ground floor a tavern and a garage, each with its own separate entrance, also connected to the upper apartment by an internal staircase.
- Can be converted into an apartment or studio apartment with a tavern. In front of a large covered terrace.
- TWO APARTMENTS used for tourist rental (35m2 and 40m2) each with a separate entrance and a terrace with a beautiful view

The advantage of this property is:

- TOP LOCATION near the town of Labin, yet in a quiet location surrounded by greenery and incredible views
- room layout and the concept of the house itself that can be changed according to the needs and wishes of the buyer
- spacious land that offers numerous possibilities
- completely landscaped environment
- large parking

Ideal investment for an idyllic family life with tourist rental.