



Code :	01685
Location :	Labin
Building size :	230 m2
Lot size :	4207 m2
Distance from city :	8000 m
Distance from sea :	12000 m
Number of floors :	2
Number of rooms :	6
Number of bedrooms :	5
Number of bathrooms / WC :	5 / 1
Energy efficiency :	Not specified
Parking lot :	Yes
Balcony :	Yes
Internet :	Yes
Swimming pool :	Yes
Climate :	Yes
Satellite :	Yes
Heating - Pellet stove :	Yes
Depository :	Yes
Alarm :	Yes
Video surveillance :	Yes
Fireplace :	Yes
Agency commission :	3 % + PDV

Price : 877.000 €

K144

The villa is located in the quiet hinterland of Labin and offers privacy because it is secluded and surrounded by agricultural land.

The villa extends to the ground floor and the 1st floor.

On the ground floor there is a hallway through which you enter the living room and dining room with an open space concept kitchen, through large panoramic doors you can access a covered terrace with a summer kitchen, a fireplace, and below there is a nice sunbathing area with a heated pool.

On the ground floor there are two bedrooms, each with its own bathroom, and one bedroom has direct access to the terrace, where there is a garden and a swimming pool.

On the ground floor there is also a storage room and a technical room where there is a central pellet stove.

On the 1st floor there are three bedrooms, each with its own bathroom, and one bedroom has its own balcony.

The furniture is absolutely made of high quality oak and matches the style of the house.

On the large garden there is a children's playground, a beach volleyball court, and a small house that can serve as a small accommodation unit, a storage room or a tool room.

Hot water can be obtained through a solar system, electric heating or pellet



ISTRA PLUS REAL ESTATE

Istarskog razvoda 19, 52440 Poreč

mail: info@istraplus-realestate.com

web: www.istraplus-realestate.com

info: +385 91 521 8871

heating, which enables a flexible and efficient supply.