



Code :	00614
Location :	Pazin
Building area :	110 m ²
Land area :	630 m ²
Distance from the center :	18000 m
Distance from the sea :	15000 m
Number of bedrooms :	3
Number of rooms :	4
Number of bathrooms :	3
Storage room :	Yes
Number of parking spaces :	4
Private pool :	Yes
Terrace :	Yes
Air conditioning :	Yes
Fireplace :	Yes
Year of construction :	2013
Ownership certificate :	Yes
Building permit :	Yes
Occupancy permit :	Yes
Electricity infrastructure :	Yes
Water infrastructure :	Yes

Price **495.000 €**

This charming family house is situated in a peaceful and natural setting between Labin and Pazin, offering ideal conditions for those looking for a relaxed lifestyle surrounded by the beautiful Istrian countryside. The property impresses with its functional layout, practical features and pleasant atmosphere.

Built in 2013, the house extends over two floors and offers approximately 110 m² of living space on a fully fenced 630 m² plot. An electric entrance gate provides easy access to the property while ensuring additional privacy and security. At the entrance, there is a covered terrace with a seating area and a built-in brick barbecue with a sink, creating the perfect setting for relaxing outdoors while enjoying the beautiful panoramic views.

The ground floor features an open-plan living room and dining area with a kitchen, as well as a practical storage room. There is also a bedroom with its own bathroom and a separate guest toilet. Comfortable temperatures throughout the year are ensured by electric heating, air conditioning and a pellet stove.

The living room provides direct access to the terrace with a swimming pool of approximately 30 m². Preparations for a



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potential pool heating system have already been made.

A staircase leads to the upper floor, where there are two bedrooms, each with its own bathroom, providing a high level of comfort for both family members and guests.

The house is equipped with video surveillance and a security system, an alarm system and smoke detectors in all rooms. All rooms have electric radiators, while the bathrooms are additionally equipped with infrared heating panels. Insect screens on the windows, aluminium shutters and complete thermal insulation further contribute to a comfortable standard of living. Preparations for air conditioning have been made in two bedrooms.

If required, an irrigation system supplied by the property's water cistern can be used. The property also offers four parking spaces.

The property is sold fully furnished and ready for immediate use. It is suitable as a permanent residence, a holiday home or as an investment for tourist rental.

The centre of Pazin is approximately 18 km away, Labin around 15 km, while the coast and its beaches are also approximately 15 km away. Everyday shopping can be done in Pićan or Podpićan, while larger shopping facilities are available in Pazin or Labin.