

## Imanje s velikim potencijalom i lijepim pogledom, Pićan, Pićan, House



### Seller Info

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About us: Velvet nekretnine agencija djeluje napodručju Istarske županije, gdje u svojoj ponudi objedinjuje kvalitetne, provjerene i vrhunske nekretnine. Tim agencije uključuje kako iskusne, tako i agente pripravnike čiji je cilj učiniti vašu kupnju/prodaju ugodnim iskustvom.

### Listing details

#### Common

Title: Imanje s velikim potencijalom i lijepim pogledom, Pićan  
Property for: Sale  
House type: semi-detached  
Property area: 156 m<sup>2</sup>  
Lot Size: 2464 m<sup>2</sup>  
Bedrooms: 4  
Bathrooms: 1  
Price: 180,000.00 €  
Updated: Jul 31, 2023

#### Condition

Built: 1968

## Location

Country: Croatia  
State/Region/Province: Istarska županija  
City: Pićan  
City area: Pićan  
ZIP code: 52332

## Additional information

Energy efficiency: In preparation



## Heating

Central heating: yes

## Parking

Garage: yes  
Number of parking spaces: 7

## Description

Description: The municipality of Pićan is located in the central part of Istria, surrounded by fields and vineyards. The territory of the Pićan Municipality has valuable natural and cultural heritage, an important landscape and a cultural monument. Pićan is the smallest municipality with the fewest households and inhabitants compared to other settlements in the eastern part of Istria. Rich in tangible and intangible heritage, it was declared a Monument of Cultural Interest in 1962. In a quiet village overlooking Učka, there is a plot with a house and 4 outbuildings and a spacious garden that offers various building possibilities and therefore has great potential. The property consists of a farm building on two floors with a floor area of 115 m<sup>2</sup>. The exterior walls of the building are in good condition and can be fully preserved and the mezzanine structure is in concrete. A separate smaller outbuilding occupies an area of 53 m<sup>2</sup>, while the spacious garage has an area of 41 m<sup>2</sup>. The heart of the property is a habitable house with a floor plan area of 156 m<sup>2</sup>, composed of a kitchen and living room, 3 bedrooms, a bathroom and a storage room. Everything in the house is functional and habitable while work on other buildings continues. In the basement there is a spacious tavern with an area of 50 m<sup>2</sup>. Renovation of the building can make it a beautiful property with a modern look. The heating is central with fuel oil and a wood stove. The boiler room is located next to the house in a 60 m<sup>2</sup> building that needs complete renovation. In

addition to the municipal water supply, a water cistern can also be used. A septic tank was built for sewage purposes. The yard of the plot has an area of 2464 m<sup>2</sup>, which is entirely in the construction zone. Size and location offer the future owner enough privacy. The property is located in a quiet village with open view of nature and hills, and all necessary amenities are 5 km away. The first beaches are 17 km away, as is Labin, while tourist attractive Rabac is 25 km away. In addition to numerous agrotourism facilities that attract more and more visitors, the tourist attraction Waterfall Sopot is also nearby. A property with great potential that offers the future owner various options: for the construction of a luxury holiday home with associated amenities, for the construction of two separate residential units/holiday homes and considering the possibility of acquiring more land, this property is suitable for an agritourism. ID CODE: 554

### Additional contact info

Reference Number: 432727

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