

## ISTRA, PIĆAN - Romantično imanje s tri vile, Pićan, House



### Seller Info

Name: Agencija Dux nekretnine  
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First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Tizianova 8  
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About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then because we like to stay in touch

even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

Title:	ISTRA, PIĆAN - Romantično imanje s tri vile
Property for:	Sale
House type:	detached
Property area:	450 m <sup>2</sup>
Lot Size:	4500 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	12
Bathrooms:	6
Price:	1,100,000.00 €
Updated:	Jul 11, 2024

### Location

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



### Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	A+
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### Parking

Number of parking spaces:	7
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### Description

Description:	ISTRIA, PIĆAN - In the very heart of Istria, there is an idyllic larger estate with 3 decorated houses surrounded by greenery. Located on a small hill in the immediate vicinity of one of the famous Istrian picturesque stone settlements, we are talking about the charming settlement of Pićan. This warm and well-kept property is located on a spacious plot of even 4,500m <sup>2</sup> with a private larger pool and numerous outdoor activities, one of which is a professional tennis court,
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**PROPERTY DESCRIPTION;** Thus, the estate consists of three separate houses/villas ideal for vacation and escape from the everyday fast-paced lifestyle. The main house consists of two floors, so on the ground floor there is a living room with a spacious dining room and a fully equipped kitchen, and the upper floor is accessed via an internal staircase where there are 4 bedrooms, each of which has its own bathroom. In front of the house there is also a covered terrace, ideal for relaxing with a late evening glass of your favorite wine. The second house also consists of two floors. On the ground floor there is a space for entertainment, which can be easily converted into a space for everyday life, with a living room, dining room and kitchen. An internal staircase leads to the upper floor, where there are two additional bedrooms with en suite bathrooms. The third house has a slightly smaller square footage, but is equally high-quality and warm. It consists of a comfortable living room, a modern kitchen with a dining area, and one bedroom with its own bathroom. In addition, we must point out that between the second house and the main house there is a larger tavern with a fireplace, and an additional professional kitchen located on the winter covered terrace, which is accessed through the already mentioned tavern. **ADDITIONAL INFORMATION;**  
\* The property is sold fully furnished with all furniture and appliances. \*  
Ownership is pure 1/1 with no financial burden. \* By purchasing the building, you are taking over an already well-established business with a safe return on investment. The magical and spacious yard is enriched with a large swimming pool of 32 m<sup>2</sup>, as well as parking for 8+ vehicles. The yard is hidden from view as it is surrounded by greenery and trees. In addition to the many green areas, numerous activities are also hidden there, such as; table tennis, beach volleyball court, small football court, tennis court with the dimensions of professional courts, basketball court, bowling alley and the like. And for evening get-togethers with friends and family, there is also a larger covered terrace by the pool with a summer kitchen and barbecue. This property represents a special opportunity for all those who are looking for larger facilities for their family and friends or for all those who are looking for an ideal opportunity for investment and a safe return on investment. For any additional questions, necessary information or wish to organize an appointment to view the property, please feel free to contact us. Dear clients, the agency commission is charged in accordance with the General Business Conditions: [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 26855

## Additional contact info

Reference Number: 564805  
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