

## ISTRA, PIĆAN - Imanje sa potencijalom i lijepim pogledom na prirodu, Pićan, House



### Seller Info

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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  
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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 - Imanje sa potencijalom i lijepim pogledom na prirodu
Property for:	Sale
House type:	detached
Property area:	156 m <sup>2</sup>
Lot Size:	2464 m <sup>2</sup>
Bedrooms:	7
Bathrooms:	1
Price:	180,000.00 €
Updated:	Jun 13, 2024

### Condition

Built:	1968
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### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes

### Heating

Central heating:	yes
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### Parking

Garage:	yes
Number of parking spaces:	7

### Description

Description:	ISTRIA, PIĆAN - Property with 3200m <sup>2</sup> garden and 400m <sup>2</sup> of living space with open views of nature Near the town of Pićan, there is a property with two stone houses, garages, taverns, storage. The house consists of a hallway, kitchen, dining
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room, bathroom, storage room, three bedrooms with a total net area of 88.54 m<sup>2</sup>, a covered terrace of 25 m<sup>2</sup> and a basement of 50 m<sup>2</sup>. The house is furnished, with oil central heating. The second stone house together with the storage rooms has a net usable area of 111.50 m<sup>2</sup>. It can be converted into a residential house. The whole property covers an area of 3200 m<sup>2</sup>. It is located on a slope with an open view of the wider surroundings. The access road to the property is paved. Distance from the sea is 16 km. Distances: Labin 18 km, Pula airport 50 km, highway 12 km. Located in nature, a very quiet location with a beautiful view of the greenery of nature, can be an ideal property for anyone who wants to engage in tourism or for family life in a small village. Possibility to buy a complex of construction and agricultural land of 13,000 m<sup>2</sup>, of which 6,000 m<sup>2</sup> is construction and 16,000 m<sup>2</sup> of which 7,000 m<sup>2</sup> is construction. It is located next to a spacious property. Price 22 euros / m<sup>2</sup>. For the purchase of the whole land possible agreement on the price. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 13050

### Additional contact info

Reference Number: 577318  
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