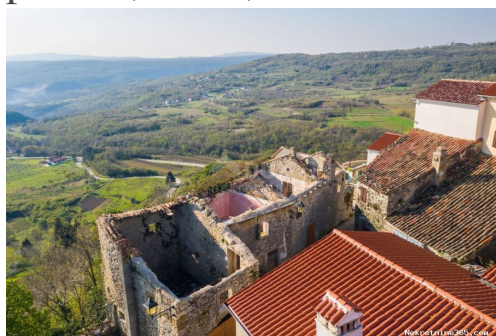


## ISTRA, PIĆAN - 3 kuće u nizu za adaptaciju s vrtom, panoramski pogled, prilika!, Pićan, House



### 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  
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Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Tizianova 8  
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Phone: 385 51 518 174  
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 - 3 kuće u nizu za adaptaciju s vrtom, panoramski pogled, prilika!
Property for:	Sale
House type:	detached
Property area:	183 m <sup>2</sup>
Lot Size:	189 m <sup>2</sup>
Bedrooms:	8
Price:	103,000.00 €
Updated:	Sep 17, 2024

### Location

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



### Permits

Ownership certificate:	yes
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### Parking

Number of parking spaces:	2
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### Description

Description:	<p>ISTRIA, PIĆAN - 3 houses in a row for adaptation with a garden, panoramic view, opportunity! Pićan is a beautiful Istrian town located in central Istria. A centuries-old city with a rich material and cultural heritage that, together with its settlements, tells numerous myths and legends. It is a place on a hill from which there is a wonderful view of the surrounding towns, vineyards, olive groves, untouched nature and Učka from all sides. It is also known for these views, as evidenced by the many records of travel writers who passed through here and recorded history. Beautiful viewpoints, but also good wine, according to many traditions, date back to the 5th century. The hiking trails of St. Rok and the trail of St. Šimun and the Sopot waterfall are well-known. Numerous manifestations are held in the town, the most famous of which is the former LegendFest, now called Šćorice. In the very center of that small town, there are 3 connected ancient stone buildings for sale. The floor plan has an area of 183 m<sup>2</sup> and offers the possibility</p>
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of accommodation in 3 separate houses that can be used for tourist purposes or as family homes. Since Pićan is a small town on a hill, the houses offer a wonderful view of the surrounding valley and other hills. Electricity, water, gas and sewage connections are provided, which greatly facilitates the adaptation process. Next to the houses there is also a garden of 189 m<sup>2</sup>, which is ideal for building a swimming pool or other related facilities, and opposite the houses there is a small part of the yard that is intended for parking several cars. Considering the location of the houses themselves in the old town center, the renovation must be carried out in cooperation with the Conservation Office in order to ensure the state of authenticity and cultural values of these buildings. There is a conceptual solution for two-story houses, which makes it easier for future owners to visualize the future stone houses. OPPORTUNITY!!! 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: 28694

### Additional contact info

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