

## ISTRA, PIĆAN - Dvojna kuća za adaptaciju, Pićan, House



### Seller Info

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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:	ISTRJA, PIĆAN - Dvojna kuća za adaptaciju
Property for:	Sale
House type:	semi-detached
Property area:	173 m <sup>2</sup>
Bedrooms:	4
Price:	68,000.00 €
Updated:	Aug 23, 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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### Description

Description:	<p>ISTRIA, PIĆAN - Semi-detached house with started renovation Pićan is a small settlement and municipality in Istria County. It is located in the central part of Istria near the town of Labin, surrounded by tame and green fields, forests, meadows and vineyards. There are 10 smaller settlements in the Pićan Municipality. The population is mainly engaged in agriculture and tourism. In the area of Pićno, there are many viewpoints with a beautiful view of the hilly and idyllic landscape of central Istria. Every year, Pićan hosts Legendfest, a festival of folk tales, customs, legends and fairy tales of Istria. Pićan is known for the imposing bell tower in the center of the town, which was built in 1872 from white limestone. It is 48 meters high and is among the tallest in Istria, but also the most beautiful. The entire area is suitable for a pleasant and peaceful family holiday not far from the sea. For sale is this interesting semi-detached house with an area of 173 m<sup>2</sup>, which extends over two floors. On the ground floor there is a tavern, a garage and an auxiliary building. An external staircase leads to the terrace from which you enter the 75 m<sup>2</sup> apartment. The apartment consists of a hallway, a kitchen with a dining room, two bedrooms and a bathroom. The house has an electricity connection, water connection from the cistern, new aluminum joinery and is located in a quiet location. The house is located on a plot of land of 114 m<sup>2</sup>, so there is room for parking several cars. The house needs adaptation in such a</p>
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way that the mezzanine needs to be repaired. The roof is currently being renovated. There is a possibility of buying an additional building plot with a stone building located right next to the house. 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: 32821

### Additional contact info

Reference Number: 634378

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