

## ISTRA, PIĆAN - Prostrano imanje od 2,2Ha s prekrasnim pogledom na Učku, 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  
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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 - Prostrano imanje od 2,2Ha s prekrasnim pogledom na Učku
Property for:	Sale
House type:	detached
Property area:	260 m <sup>2</sup>
Lot Size:	22613 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	1
Price:	500,000.00 €
Updated:	Nov 05, 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

Ownership certificate:	yes
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### Parking

Garage:	yes
Number of parking spaces:	7

### Description

Description:	ISTRIA, PIĆAN - A spacious property of 2.2 ha with a beautiful view of Učka Pićan is a centuries-old Istrian town-city with a rich material and cultural heritage. It is a place on a hill from which there is an irresistible view of the surrounding
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towns, vineyards, olive groves and Učka from all sides. Pican is known for its beautiful viewpoints and good wine, as well as for many famous legends. The bell tower, the third largest in Istria, 48 meters high, was also built there. The hiking trails of St. Rok and the trail of St. Šimun and the beautiful Sopot waterfall are well-known. A beautiful property with lots of potential is for sale. The property consists of a total of 22,613 m<sup>2</sup> divided into two units. The first unit is 11,511 m<sup>2</sup> and there is a stone house on it for adaptation. Within this unit there is approx. 6,360 m<sup>2</sup> of construction land, while the rest of 5,151 m<sup>2</sup> is for agricultural purposes. The second unit is only a few meters away, and has a total area of 11,102 m<sup>2</sup> and is entirely within the agricultural use Š1 (Economic Forest). The stone house has an area of 258 m<sup>2</sup> and extends through the ground floor and first floor. The floors are separated from each other, each with its own private entrance. The house was last renovated in 2020. Then a new roof was built, as well as a mezzanine structure (concrete). The infrastructure is located on the ground (electricity, water) and the house also has a cistern. The access road is paved, Ownership 1/1, An excellent investment opportunity in a special location with a beautiful view of Učka. It offers the possibility of additional construction of houses/villas for tourism. 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: 33434

### Additional contact info

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