

## ISTRA, PIĆAN - Samostojeća obiteljska kuća, 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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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 - Samostojeća obiteljska kuća
Property for:	Sale
House type:	detached
Property area:	255 m <sup>2</sup>
Lot Size:	2712 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	8
Bathrooms:	3
Price:	285,000.00 €
Updated:	Nov 07, 2024

### Condition

Built:	1980
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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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### Additional information

Energy efficiency:	In preparation
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### Heating

Central heating:	yes
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### Parking

Garage:	yes
Number of parking	4

spaces:

## Description

Description:

ISTRIA, PIĆAN - Detached family house Pićan is a small settlement and municipality in the Istrian County. It is located in the central part of Istria near the town of Labin, surrounded by gentle and green fields, forests, meadows and vineyards. There are 10 smaller settlements in the area of the Municipality of Pićan. The population is mainly engaged in agriculture and tourism. There are many viewpoints in the Pićan area 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. The festival lasts three days and is full of various concerts, open-air theater plays, performances and art exhibitions. Pićan is known for its 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 highest in Istria, but also the most beautiful. The entire area is suitable for a pleasant and peaceful family vacation not far from the sea. In this beautiful village, surrounded by nature, a detached family house with three outbuildings on a spacious plot is for sale. The house is built on three floors and consists of a basement, ground floor and first floor. In the basement there is also a tavern, garage and cistern with a total area of 140.00 m<sup>2</sup>. Only the rough works of the first phase have been carried out in the basement, so there is no plaster, installation base, etc. On the ground floor there is a living space - an apartment, which is fully furnished and equipped with common elements and materials and was previously used for living. The floors in the rooms are covered with parquet, while the other rooms are covered with ceramic tiles. The exterior and interior joinery is wooden, and the apartment in question has central heating on liquid fuel. The usable area of the ground floor is 130.00 m<sup>2</sup>. The apartment consists of a kitchen, dining room, living room, bathroom, three bedrooms and a storage room. Two of the three bedrooms have access to their own terrace, and the air conditioner is located in the living room. The first floor has an unfinished living space with the same contents as the ground floor apartment, but it is unfinished, so only the first phase of work has been carried out, including partition walls, interior plaster, exterior joinery, and the first phase of installations. The usable area of the first floor is 125.52 m<sup>2</sup>. The facade of the building is partially covered with stone, and is mostly plastered and finished with "hirof". A tavern with a fireplace is located in the immediate vicinity of the house, with a total area of 28.13 m<sup>2</sup>, then there is an auxiliary building, namely a garage, on the southeast side of the plot, which is set back from the house. The facade of the garage is plastered, and its total area is 53.53 m<sup>2</sup>. The house is heated by oil central heating and two fireplaces, through which it is possible to heat with solid fuels. There is a cistern next to the house, and the house is connected to a septic tank. There are three auxiliary buildings, a garage and two storage rooms next to the house. The house's yard covers an area of 2,712 m<sup>2</sup>, completely for construction purposes. As such, it opens up numerous possibilities for decoration and upgrades. The access road is asphalted. Proper ownership, No encumbrances, The location of the house and the spacious yard guarantee privacy and will provide

you with a beautiful and pleasant family life, the property is also suitable as an investment in the form of tourist rentals. 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: 34799

### Additional contact info

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