

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
Country: Croatia
Region: Primorsko-goranska županija
City: Rijeka
ZIP code: 51000
Address: Tizianova 8
Mobile: 385 91 480 8808
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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 ²
Lot Size:	2712 m ²
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

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ISTRIA, PIĆAN - Detached family house 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 on the territory of the Municipality of Pićan. The population is mainly engaged in agriculture and tourism. In the area of Pićan, 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. The festival lasts three days and is full of various concerts, open-air theater shows, performances, and art exhibitions. 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 vacation not far from the sea. In this large settlement, surrounded by nature, a detached family house with three outbuildings on a spacious garden 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, a garage and a cistern with a total area of 140.00 m². In the area of the basement, only the rough works of the first phase were carried out, so there is no plaster, installation, etc. In the area of the ground floor there is a living space - an apartment, which is fully decorated and equipped with usual elements and materials and was previously used for housing. The floors in the rooms are covered with parquet, while the other rooms have ceramic tiles. The exterior and interior carpentry is wooden, and central heating on liquid fuel is installed in the apartment in question. The usable area of the ground floor is 130.00 m². 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. In the area of the first floor there is an unfinished living space with the same contents as the apartment on the ground floor, but it is unfinished, so only the works of the first phase were carried out, including partition walls, internal plaster, external carpentry, and the first phase of installations. The usable floor area is 125.52 m². The facade of the building is partially covered with stone, and for the most part it is plastered and finished with "hyrof". A tavern with a fireplace is located in the immediate vicinity of the house, with a total area of 28.13 m², then there is an auxiliary building, i.e. a garage, on the southeast side of the plot, which is further away from the house. The facade of the garage is plastered, and its total area is 53.53 m². The house is heated by means of central oil heating and two fireplaces, through which it is possible to heat with solid materials. There is a cistern next to the house, and the house is connected to a septic tank. Next to the house there are three auxiliary buildings, a garage and two storage rooms. The yard of the house covers an area of 2,712 m², completely for construction purposes. As such, it opens numerous possibilities for arrangement and upgrades. Asphalted access road. Neat ownership, No encumbrances, The location of the house and the

spacious garden guarantee privacy and will provide you with a nice and pleasant family life, the property is also suitable as an investment in the form of tourist rental. Dear clients, the agency commission is charged in accordance with the General Business Conditions: www.dux-nekretnine.hr/opci-uvjeti-poslovanja ID CODE: 34799

Additional contact info

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