

Villa

Pićean, Istria



Ref	RE-U-26855
Type	Villa
Region	Istria > Umag
Location	Pićean
Front line	No
Sea view	No
Floorspace	450 sqm
Plot size	4500 sqm
No. of bedrooms	6
No. of bathrooms	6
Price	€ 1 100 000

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Romantic estate with three villas in Pican!
Total area is 450 sq.m. Land plot is 4500 sq.m.

In the heart of Istria lies a picturesque estate featuring three beautifully decorated houses amidst lush greenery.

Perched on a small hill near the renowned Istrian stone village of Pićean, this charming property spans a generous plot of 4,500m², complete with a private large pool and a variety of outdoor amenities, including a professional tennis court.

PROPERTY DESCRIPTION:

The estate comprises three separate houses/villas, each ideal for vacations and escaping the hustle and bustle of daily life.

The main house is spread over two floors: the ground floor boasts a living room, spacious dining room, and fully equipped kitchen. An internal staircase leads to the upper floor, where four bedrooms, each with its own bathroom, are located. A covered terrace in front of the house provides an ideal spot for relaxing with a glass of wine in the evening.

The second house also spans two floors, featuring an entertainment space on the ground floor that can easily be converted for daily living, along with a living room, dining room, and kitchen. Upstairs, two additional bedrooms with en suite bathrooms await.

The third house, though slightly smaller in size, matches in quality and warmth. It includes a comfortable living room, modern kitchen with dining area, and one bedroom with an en suite bathroom. Notably, between the second house and the main house, there is a spacious tavern with a fireplace, alongside an additional professional kitchen located on the winter-covered terrace accessible from the tavern.

ADDITIONAL INFORMATION:

- The property is sold fully furnished with all furniture and appliances.
- Ownership is clear with no financial burdens.
- Acquiring this property means taking over an already well-established business with a guaranteed return on investment.

The enchanting and expansive yard features a large 32m² swimming pool and parking for more than eight vehicles, all discreetly tucked away amidst verdant foliage and trees. Beyond extensive green spaces, the estate offers a variety of recreational activities including table tennis, a beach volleyball court, a small football field, a professional-sized tennis court, basketball court, bowling alley, and more. For evening gatherings with friends and family, there's a spacious covered terrace by the pool equipped with a summer kitchen and barbecue.

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This property presents a unique opportunity for those seeking ample space for family and friends, or for investors looking for a secure and profitable venture.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

Price per m²:
2444 €

Average price/m² of this type
in this region:
3475 €

Median price/m² of this type
in this region:
3390 €

Average price/m² of this type
in Croatia:
4345 €

Median price/m² of this type
in Croatia:
3846 €

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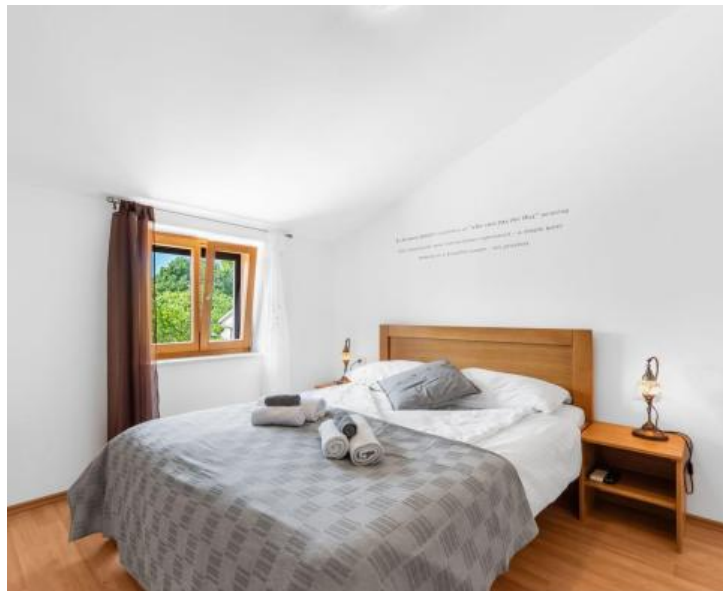
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