

House

Piće, Istria



Ref	RE-U-36303
Type	House
Region	Istria › Rabac-Labin
Location	Piće
Front line	No
Sea view	No
Distance to sea	23000 m
Floorspace	156 sqm
Plot size	2889 sqm
No. of bedrooms	3
No. of bathrooms	1

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Price

€ 229 000

Estate with Multiple Buildings and Spacious Grounds for Sale in Pican!

Located near Pićean, a charming municipality in central Istria known for its natural and cultural heritage, this estate offers a unique opportunity. Pićean is recognized for its rich history and was declared a cultural monument in 1962. Surrounded by fields and vineyards, the area is celebrated for its peaceful landscapes and vibrant traditions.

Property Details:

The estate includes a **main house** and three additional buildings on a plot of 2,662 m².

Main House (156 m²)

- **Layout:** A kitchen with dining area, storage room, bathroom, two bedrooms, and a living room (which can also serve as an extra bedroom).
- **Basement:** A 50 m² wine cellar.
- **Heating:** Central heating with fuel oil and an option for wood heating.
- **Utilities:** Connected to electricity and the municipal water supply, with a cistern available as an alternative water source. Septic tank installation is required for wastewater management.
- **Condition:** Move-in ready.

Additional Buildings:

1. **Agricultural Building (115 m²):**
 - Spread over two floors, requiring full renovation.
 - Can be transformed into an auxiliary structure with a wine cellar or a standalone residential unit.
 - Exterior walls and fireplace are in excellent condition, allowing the preservation of the authentic Istrian architecture.
2. **Garage (41 m²):**
 - Suitable for vehicle storage or repurposing.
3. **Auxiliary Building:**
 - Potential for various uses.

Outdoor Features:

- The 2,662 m² plot includes multiple parking spaces and a small olive grove.
- Situated within a construction zone, allowing for the addition of a swimming pool and other amenities.
- Offers breathtaking views of Mount Učka and the surrounding countryside.

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Location Highlights:

- Quiet village setting, 5 km from essential amenities.
- Less than 30 minutes' drive to Labin and the popular coastal destination Rabac.
- Close to agrotourism spots and the scenic Sopot Waterfall, a growing tourist attraction.

With its **prime location, spacious grounds, and versatile buildings**, this property holds immense potential for private living, a vacation home, or an investment in agrotourism or rental accommodation.

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.

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Price per m²:
1468 €

Average price/m² of this type
in this region:
2321 €

Median price/m² of this type
in this region:
2176 €

Average price/m² of this type
in Croatia:
2853 €

Median price/m² of this type
in Croatia:
2575 €

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