



Ref RE-U-36303 Type House

Region Istria > Rabac-Labin

LocationPićanFront lineNoSea viewNo

Distance to sea23000 mFloorspace156 sqmPlot size2889 sqm

No. of bedrooms 3 No. of bathrooms 1



Price € 229 000

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

Located near Pićan, a charming municipality in central Istria known for its natural and cultural heritage, this estate offers a unique opportunity. Pićan 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 lstrian 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.



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 €

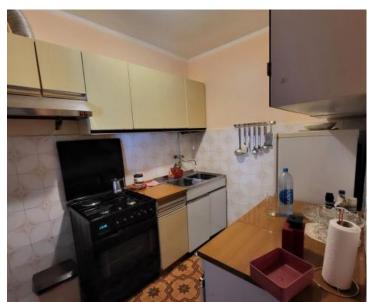
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