

House

Pićean, Istria



Ref	RE-U-28142
Type	House
Region	Istria > Rabac-Labin
Location	Pićean
Front line	No
Sea view	No
Distance to sea	15000 m
Floorspace	180 sqm
Plot size	869 sqm
No. of bedrooms	2
No. of bathrooms	1
Price	€ 250 000

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Stone house in charming Istrian style in Labin area, Pican, 15 km from the sea!
Total area is 180 sq.m. Land plot is 869 sq.m.

Situated in the verdant heart of central Istria, this stone house, boasting a total living area of 180 m², is nestled in a quaint town within the Municipality of Pićan. Here, one can relish the tranquility of rural residences, untouched landscapes, and the warm company of friendly locals. Throughout the renovation of this charming house, efforts were made to preserve the characteristics of a traditional Istrian dwelling to the fullest extent, both aesthetically and functionally. Dating back to the 18th century, the house spans three floors.

The ground floor features a tavern designed as a wine tasting room, along with a storage room and boiler room. An external staircase leads to the first floor, where a spacious living room with a dining area and a traditional Istrian fireplace, a kitchen, a bedroom, a bathroom, and a beautiful covered terrace with panoramic views of the natural surroundings are found. An internal staircase ascends to the high attic, accommodating another bedroom.

The property includes a yard spanning 547 m², and there's an option to purchase an additional garden of 322 m² within the construction zone, offering the potential for constructing additional facilities. This can be acquired as a complete package, with the price of the extra land set at 15,000 Euros. The garden provides parking space for two cars, along with a stone gazebo furnished with outdoor furniture, a stone barbecue, and a stone sink.

This residence is an ideal haven for those seeking to experience modern life in a small, traditional Istrian town. The nearest restaurant is 3 km away, a shop is 500 m distant, the first beach is 15 km away, Labin is 20 km away, and the renowned tourist town of Rabac is situated at a distance of 24 km.

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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