

House

Piće, Istria



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Pićean, Istria



Ref	RE-U-33468
Type	House
Region	Istria > Umag
Location	Pićean
Front line	No
Sea view	No
Distance to sea	13000 m
Floorspace	258 sqm
Plot size	5531 sqm
Price	€ 360 000

A spacious stone property with antique features for adaptation is for sale in Pićan, a historic hilltop town in the heart of Istria known for its rich cultural and material heritage. Pićan offers breathtaking panoramic views of the surrounding villages, vineyards, olive groves, and Mount Učka, creating a unique blend of history, nature, and authentic Istrian atmosphere.

This centuries-old town is renowned for its scenic viewpoints, local wines, and numerous legends. Notable landmarks include its impressive bell tower, the third tallest in Istria at 48 meters, as well as well-known hiking trails such as the St. Rok Trail and the St. Šimun Trail, and the picturesque Sopot waterfall nearby. These features make Pićan an increasingly attractive destination for nature lovers, hikers, and those seeking authentic Istrian living.

The stone house has a total area of 258 m² and is arranged over the ground floor and first floor. Each floor functions as a separate unit with its own private entrance, offering flexibility for residential use, tourism, or a combination of both. The property was last renovated in 2020, when a new roof was installed and a concrete mezzanine structure was built, providing a solid foundation for further adaptation and customization.

All main infrastructure connections, including electricity and water, are available on the property, which also features a traditional water cistern. The total land area measures 5,531 m², of which approximately 3,800 m² is building land, while the remaining 1,700 m² is designated as agricultural land.

Thanks to its size, location, and authentic character, this property in Pićan represents an excellent opportunity for a private residence, a rural tourism project, or a long-term investment in one of Istria's most atmospheric historic towns.

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.

Property advantages:

- Urbanized
- Agricultural
- Stone house

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Price per m²:
1.395 €

Average price/m² of this type
in this region:
2.564 €

Median price/m² of this type
in this region:
2.214 €

Average price/m² of this type
in Croatia:
3.017 €

Median price/m² of this type
in Croatia:
2.624 €

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