



Code :	30059
Location :	Pazin
Building size :	172 m2
Lot size :	46093 m2
Distance from center :	0 m
Distance from sea :	0 m
Seaview :	No
Number of floors :	2
Number of rooms :	1
Number of bathrooms :	1
Year of construction :	n/a
Energy efficiency :	Not specified
Parking :	Yes

Price : 333.000 €

Large Estate with Potential – Pazin, Heart of Istria

A spacious estate is for sale in the vicinity of Pazin, encompassing building land, arable fields, pastures, meadows, and forest – perfectly situated in a peaceful natural setting. This estate offers a rare opportunity for various projects, from agritourism to agriculture, and guarantees complete privacy and a lifestyle in harmony with nature.

The property features two stone ruins located on an elevated part of the land, overlooking the surrounding nature. One of them has a usage permit and a house number, significantly facilitating further construction and renovation.

The total land includes 5,500 m² of building area, as well as arable land that has not been cultivated for about ten years, pastures, meadows, and forest. A small stream runs at the entrance to the estate, further highlighting the natural beauty of the property.

Ideas and possibilities for the future owner:

- Agritourism – transforming the estate into a tourist complex with holiday homes, a rural household, a restaurant featuring local products, and recreational facilities.

- Olive...