



<b>Code :</b>	28152
<b>Location :</b>	Pazin
<b>Building size :</b>	172 m2
<b>Lot size :</b>	46093 m2
<b>Distance from center :</b>	0 m
<b>Distance from sea :</b>	0 m
<b>Seaview :</b>	No
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	1
<b>Number of bathrooms :</b>	1
<b>Year of construction :</b>	n/a
<b>Energy efficiency :</b>	Not specified
<b>Parking :</b>	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 m<sup>2</sup> 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...