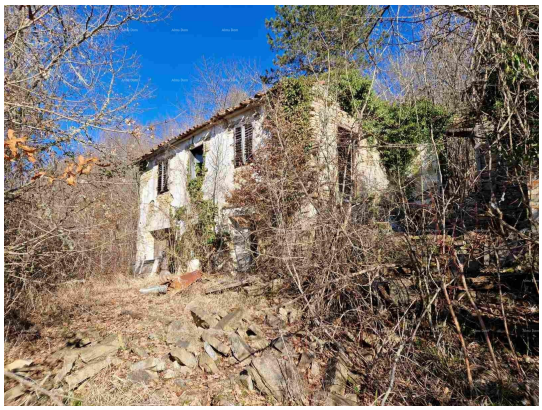
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Reference :	30883
Location :	Pazin
Floor area :	172 m2
Plot size :	46093 m2
Parking :	Yes
Floors :	2
Bedrooms :	1
Bathrooms :	1
Energy rating :	Not specified
Title deed :	Yes
Building permit :	Yes
Use permit :	Yes
Registered as separate units :	Yes

Price :	320.000 €

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 Grove or Vineyard – thanks to Istrian tradition and a favorable

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climate, the land is ideal for cultivating olives or grapevines.

- Cultivation of Medicinal and Aromatic Herbs – lavender, rosemary, immortelle, and similar crops can be used for oil production, natural cosmetics, or as an additional tourist offering.

- Organic Farm or Family Farm – growing vegetables, fruits, and livestock in accordance with nature, with an emphasis on sustainability and eco-friendly production.

- Alternative Lifestyle – the space is ideal for associations or communities seeking a return to nature, self-sustainability, and an ecological approach to life.

A unique value of the estate lies in the fact that it also contains a truffle site, which further enhances its tourism and gastronomic potential.

Location and Distances:

- 30 km to the sea
- 50 km to the airport
- 20 km to Motovun

A walking trail passes nearby, making it attractive for recreation and nature enthusiasts.

Purchase Options:

The estate can be purchased without the forested part.

Additionally, it is possible to buy agricultural land covering 30,226 m².

This unique property in the heart of Istria is ideal for investors, tourism entrepreneurs, or anyone looking to combine a life in nature with business potential.

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