



<b>Code :</b>	00066
<b>Location :</b>	Poreč
<b>Land area :</b>	48294 m <sup>2</sup>
<b>Distance from the center :</b>	12000 m
<b>Distance from the sea :</b>	12000 m
<b>Orientation :</b>	South-West
<b>Ownership certificate :</b>	Yes

**Price** **750.000 €**



A spacious estate with a total area of 48,294 m<sup>2</sup> is for sale, located in a quiet setting, 13 km from Poreč and the sea. The property includes diverse areas, such as a large forested area, arable land, and an urbanized section, offering numerous possibilities for further development.

A portion of the land, measuring 538 m<sup>2</sup>, is within the urban planning scheme. This part features an old, dilapidated indigenous Istrian house, currently registered as an economic building with a footprint of 57 m<sup>2</sup>. The house offers the potential for adaptation and repurposing, which could create an attractive property, such as a villa, with views of the surrounding forests and fields. The house is connected to a neighboring structure, but expansion could be arranged to ensure privacy from neighbors.

Infrastructure, including connections for electricity and water, is located in close proximity to the house, significantly facilitating further renovation or construction.

The majority of the land is covered by forest, creating a natural environment with peace and privacy. Due to the size and characteristics of the estate, it is possible to convert part of it for tourism purposes, in line with the needs of future owners.

For more information or to arrange a viewing, please feel free to contact us.

