ID: 2174

EXCLUSIVE RUSTIC PROPERTY WITH POTENTIAL FOR BUILDING A HOTEL

Beram, Pazin

625,000 €
1,042 €/m^2

The town of Pazin is located in the heart of the Istrian peninsula and is rich in natural resources, and every year it offers an increasing number of events and is the center of cultural, sports, educational, economic and entertainment life with an increasing number of tourists.

Right in a small settlement, only 5 km from Pazin, there is this beautiful estate with antiques of an enviable surface, next to which there is a construction plot of approx. 4,000 m^2 and an extremely spacious agricultural plot of 15,400 m^2, which together represents an exceptional complex of estates with high potential . The proposal includes a project for the adaptation of antiques, as well as a building permit and paid utilities. The properties have electricity and

water meters.
By changing the project, a hotel can be built which, with a spacious plot of land, could meet different criteria according to the customer's wishes in terms of space for accompanying hotel content, whether swimming pools, playgrounds, sports fields or the like.

The current project includes: The ground floor of the building where there is a covered entrance, two kitchens, a tavern, a storage room, a wine cellar, two toilets, two bathrooms, a laundry room, a fitness room, a boiler room, a living room with a dining room, two bedrooms with an auxiliary building that would be a summer kitchen with a storage room and toilet. The first floor would consist of a hall, a living room with a dining room, a kitchen, a space with a fireplace, a covered terrace, a terrace with a patio, six bedrooms, one toilet, four bathrooms. In the attic of the property, there would be a gallery that would consist of a staircase, a bedroom, a bathroom, a dressing room, and a relaxation area.

The property is worthy of attention and very interesting considering its area of buildings, area of construction and agricultural land, quiet location and the possibility of engaging in various activities in terms of tourism, hospitality and hotel construction with all the accompanying content, as well as the possibility of a family farm (OPG), etc.

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Summary

LOCATION	Beram, Pazin	PROPERTY ID	2174
PRICE	625,000 €	TYPE	Hotel
AREA	600 m²	GARDEN AREA	19,400 m²
YEAR BUILT	-	YEAR RENOVATED	-
ORIENTATION	-	NUMBER OF FLOORS	-
ROOMS	-	BEDROOMS	20
BATHROOMS	20	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	Yes	PARKING SPACES	-
POOL	-	VIEW AT	A view of the greenery
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	-	ELEVATOR	-
HEATING	-	JOINERY	-
WALLS MATERIAL	-	WALLS CONDITION	-
TILES	-	PARQUET	-
FACADE	-	ROOF	-
INTERNAL STAIRS	-	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes

USAGE PERMIT	-	ENERGY CERTIFICATE	-

Extra features

- Terrace
- Garden
- Yard
- Garage
- Tavern
- Forest

Infrastructure

- Electricity
- Water

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