ID: 3628

SALE OF A VINEYARD IN A PEACEFUL LOCATION

Peruški, Marčana

100,900 €
12 €/m²







Marčana is a picturesque village in Istria, located not far from Pula and the eastern coast of the Istrian peninsula. It is known for its unspoilt nature, traditional Istrian villages, olive groves, vineyards and proximity to beautiful beaches and secluded bays. Thanks to its location, Marčana offers a pleasant combination of privacy, a peaceful rural lifestyle and easy access to essential amenities.

An attractive agricultural plot of land measuring 8,410 m² is for sale in the Marčana area, in southeastern Istria, in a peaceful location that combines natural beauty, privacy and the authentic atmosphere of the Istrian countryside.

THE LAND FEATURES THE FOLLOWING CHARACTERISTICS:

- Land area of 8,410 m^2
- Regular rectangular plot shape
- Flat terrain
- An old vineyard is located on the property, providing an excellent basis for restoring vineyard production
- The land has been cleared and is well maintained
- Properly arranged and secured access road
- Peaceful location surrounded by the natural Istrian landscape
- Regular configuration and flat terrain allow for easier planning and use of the land

POSSIBLE USES

Thanks to its size, regular rectangular shape, flat terrain and existing old vineyard, the land offers interesting opportunities for various agricultural activities, subject to applicable spatial planning regulations and legal requirements.

It may be suitable for:

- Restoring the existing vineyard and continuing wine-growing activities
- Planting new grapevines and developing your own vineyard
- Growing olives and other Mediterranean crops
- Growing figs, almonds and other traditional local crops
- Establishing orchards and other agricultural plantations
- Organic farming and the production of traditional Istrian products
- Long-term investment in agricultural land in an attractive part of Istria

This property represents an interesting opportunity for farmers, winegrowers, investors and anyone wishing to own a quality agricultural plot in a peaceful location in Istria.

Its particular value lies in its regular rectangular shape, flat terrain, existing old vineyard, cleared land and well-maintained access road. All these characteristics make the plot practical for planning and organising various agricultural activities.

Thanks to its size, terrain configuration and existing vineyard, we recommend this property to anyone looking for well-maintained agricultural land with the potential to restore vineyard production or develop their own agricultural estate in the beautiful Istrian countryside.

FOR FURTHER INFORMATION, PLEASE CONTACT:

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Dean Žunić
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Summary

LOCATION	Peruški, Marčana	PROPERTY ID	3628
PRICE	100,900 €	TYPE	Land
LAND TYPE	AGRICULTURAL	AREA	8,410 M²
ORIENTATION	-	VIEW AT	GREENERY
NUMBER OF FLOORS	-	ACCESS ROAD	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
OWNERSHIP TYPE	ORDERLY	CERTIFICATE OF OWNERSHIP	YES
LOCATION PERMIT	-	BUILDING PERMIT	-

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Extra features

- Access road
- Sea View

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