



PARENTIUM PREMIUM  
*Real Estate*

**PARENTIUM REAL ESTATE**

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<b>Code :</b>	01727
<b>Location :</b>	Buje
<b>Building size :</b>	145 m <sup>2</sup>
<b>Lot size :</b>	164 m <sup>2</sup>
<b>Distance from center :</b>	6000 m
<b>Distance from sea :</b>	18000 m
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	4
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	1
<b>Number of toilets :</b>	1
<b>Seaview :</b>	Yes
<b>Parking :</b>	Yes
<b>Electric heating :</b>	Yes
<b>Air conditioning heating :</b>	Yes
<b>Heating by fireplace :</b>	Yes
<b>Year of construction :</b>	2024
<b>Energy efficiency :</b>	Not specified

**Price :** 320.000 €

Istria, Buje - surroundings

This renovated stone house with a total area of

145m<sup>2</sup> is located in an idyllic location near the beautiful town of Buje in an autochthonous, peaceful Istrian village.

Positioned on a hill, close to famous wineries and quality Istrian taverns and restaurants, this house offers the best that Istria can offer.

On the ground floor there is an open living room with a kitchen and dining room, which has access to a nice covered terrace with a smaller guest toilet. We climb the internal staircase to the first floor where there are 2 bedrooms and a bathroom.

On the 2nd floor we have a master bedroom with its own terrace with a panoramic view of Buje and the sea in the distance.

The house is sold completely renovated as shown in the visualizations.

The expected deadline for the completion of all works is the 6th month of 2024.

An idyllic location for all lovers of peaceful Istrian towns, this house offers an ideal oasis for a perfect family vacation and uninterrupted enjoyment throughout the year.