



PARENTIUM PREMIUM
Real Estate

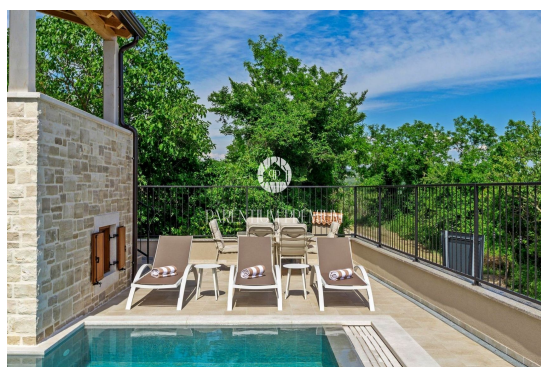
PARENTIUM PREMIUM REAL ESTATE

Vukovarska 19, 52440 Poreč

mail: office@parentium-realestate.com

web: www.parentium-realestate.com

info: +385 99 21 46 917 | +385 98 99 46 041



Code :	02366
Location :	Buje
Building size :	150 m ²
Lot size :	350 m ²
Distance from center :	0 m
Distance from sea :	0 m
Number of floors :	2
Number of rooms :	5
Number of bedrooms :	3
Number of bathrooms :	3
Swimming pool :	Yes
Parking :	Yes
Basement :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Heating by fireplace :	Yes
Year of construction :	2021
Energy efficiency :	Not specified

Price : 620.000 €

Located in a peaceful Istrian village near Buje, this charming stone house combines authentic Istrian character, modern comfort, and stunning panoramic views of the sea and surrounding countryside. The sea, Novigrad, and the Slovenian border are only a ten-minute drive away.

The house offers 150 m² of living space spread over three levels and is situated on a landscaped plot of 340 m². The ground floor comprises a living room with a fireplace, a kitchen with a dining area, a bedroom with an en-suite bathroom, a guest toilet, and a storage room. The living area opens onto a spacious terrace with beautiful open views.

The upper floor features two bedrooms, each with its own bathroom, a reading room, and an additional terrace with panoramic views. The basement includes a boiler room and additional storage space.

The landscaped garden offers a 30 m² swimming pool, a sunbathing area, an outdoor kitchen, and a barbecue area, creating the perfect setting for relaxation and entertaining.

The property is equipped with underfloor heating, air conditioning, and is being sold fully furnished. Two private parking spaces are also available.

Thanks to its excellent location, privacy, and proximity to some of Istria's most popular destinations, this property is an ideal choice for permanent living, holidays, or tourist rental investment.

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