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Code :	02546
Location :	Buje
Building size :	250 m2
Lot size :	2300 m2
Distance from center :	0 m
Distance from sea :	12000 m
Number of floors :	2
Number of rooms :	14
Number of bedrooms :	10
Number of bathrooms :	8
Seaview :	Yes
Swimming pool :	Yes
Parking :	Yes
Basement :	Yes
Additional building potential :	Yes
Electric heating :	Yes
Fan coil heating :	Yes
Year of construction :	2001
Energy efficiency :	Not specified

Price :	on request €

In a quiet location near Buje, surrounded by greenery and beautiful Istrian landscapes, there lies an authentic stone villa with a pool and an open view of the sea.

The villa has a living area of 250 m² and is situated on a spacious, landscaped plot of 2,300 m², providing complete privacy and a pleasant Mediterranean ambiance.

The property spans three levels and consists of four separate, fully equipped apartments. One apartment is spread over three levels and has four bedrooms, while the remaining three apartments are duplexes, each with two bedrooms. All apartments have their own kitchen with dining area, living room, and bathrooms.

From the bedrooms, there is a beautiful view of the sea and the surrounding hills, further emphasizing the unique character of this property.

In the landscaped garden, there is a 50 m² pool with a sunbathing area, while a separate tavern of 54 m², with a kitchen, socializing area, and traditional stone fireplace, provides an ideal space for relaxation and gatherings.

The villa is air-conditioned, has a terrace and multiple parking spaces, and is sold fully furnished and equipped.

It is located just 4 km from Buje, 20 km from Umag, and 10 km from the

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Slovenian border, allowing easy access to the coast and other attractive destinations in northwest Istria.

Thanks to its authentic Istrian charm, spacious yard, and layout with four separate apartments, this property represents an excellent opportunity for a private residence, vacation home, or investment in tourist rental.

For more information and to arrange a viewing, we are at your disposal.