

## Kuća s dvije stambene jedinice i otvorenim pogledom na more, Buje, Buje, House



### Seller Info

Name:	Velvet Realestate
E-mail:	info@velvet-realestate.hr
First Name:	Velvet
Last Name:	Realestate
Company Name:	Velvet Realestate
Service Type:	Selling and renting
Additional Email:	info@velvet-realestate.hr
Website:	<a href="https://www.velvet-realestate.hr">https://www.velvet-realestate.hr</a>
Country:	Croatia
Region:	Istarska županija
City:	Labin
City area:	Labin
ZIP code:	52220
Address:	Rudarska 1
Mobile:	+385 95 584 4479
About us:	Velvet nekretnine agencija djeluje napodručju Istarske županije, gdje u svojoj ponudi objedinjuje kvalitetne, provjerene i vrhunske nekretnine. Tim agencije uključuje kako iskusne, tako i agente pripravnike čiji je cilj učiniti vašu kupnju/prodaju ugodnim iskustvom.

### Listing details

#### Common

Title:	Kuća s dvije stambene jedinice i otvorenim pogledom na more, Buje
Property for:	Sale
House type:	detached
Property area:	250 m <sup>2</sup>
Lot Size:	480 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	5
Bathrooms:	2
Price:	1.00 €
Updated:	Jul 31, 2023

## Condition

Built: 1978  
Last renovation: 2020

## Location

Country: Croatia  
State/Region/Province: Istarska županija  
City: Buje  
City area: Buje  
ZIP code: 52460

## Permits

Ownership certificate: yes

## Additional information

Energy efficiency: In preparation



## Parking

Garage: yes  
Number of parking spaces: 2

## Description

Description: The territory of Buja stretches from the Mirna River to the Dragonja River, which also marks the border with the Republic of Slovenia. The fertile area of Buja is a slightly hilly region favored by the Mediterranean climate. Since ancient times, it has been planted with vineyards and olive groves, creating a typical Istrian landscape. One of the most famous wine roads in Croatia is located there, with as many as 23 famous wine producers, and it is a pleasure to explore the olive oil roads where you can learn everything about the production and processing of this famous fruit, along with occasional tastings. - Located in the center of Buje, there is a house of approx. 250 m2 that extends through the ground floor, first floor and basement. The property is divided into two residential units, each with its own separate entrance. The first floor consists of an apartment with a hall, hallway, living room with dining room, kitchen, two bedrooms, bathroom and terrace. The window offers a panoramic view of the landscape and the sea. The apartment on the ground floor consists of an entrance hall, a living room with a dining room, a kitchen, a bedroom, a bathroom, a door to the basement and a terrace in front of the entrance to the apartment. The house also includes the previously mentioned

basement, which currently serves as a storage room. The temperature is regulated by an air conditioner and a pellet stove for the apartment on the first floor, and a wood stove for the apartment on the ground floor. The fenced and landscaped garden is decorated with 11 olive trees and cherry and pear trees. The garden has a garage with air conditioning that has been converted into a tavern, an outdoor terrace with a pergola ideal for relaxing in the shade and evening socializing, a garden house for storing tools and one covered parking space. The property is located in the immediate vicinity of all essential facilities such as a school, kindergarten, pharmacy, shop, post office, and all other facilities necessary for life. Considering the size and its possibilities, the property, with some adaptation, could be ideal for year-round living, but also for tourism. ID CODE: 1294

### Additional contact info

Reference Number: 483814  
Agency ref id: 1294