

Buje-okolica, atraktivna kuća s bazenom na mirnoj lokaciji - NOVOGRADNJA, Buje, House



Seller Info

Name: Art Living Real Estate
First Name: Art Living
Last Name: Real Estate
Company Name: ART LIVING REAL ESTATE
Service Type: Selling and renting
Country: Croatia
Region: Istarska županija
City: Umag
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About us: Art Living Real Estate is an

authorised licensed real estate agency, registered in the Register of Real Estate Agents at the Croatian Chamber of Commerce, which with its professional approach and a team of licensed agents represents its clients by providing top real estate services. Contact us with confidence and see for yourself our expertise and quality.

Our services to buyers:

consulting on the situation on the real estate market and presentation of real estates in our office
field tour of selected real estate
real estate documentation check
negotiating sales
legal support (sales contract, pre-contracts, registration)
transfer of utility obligations (electricity, water, etc.),

Our services to sellers:

property overview
real estate estimate
photographic services
consulting on the real estate's
market value
verification of real estate
documentation (ownership
certificate, construction and use
permit)
signing a real estate mediation
contract
advertising real estate on our
website and other leading
domestic and world websites
additional attention is paid to
the real estate for which we
have an exclusive mediation
contract in marketing
advertising and investment

Reg No.: 72/2022

Listing details

Common

Title: Buje-okolica, atraktivna kuća s bazenom na mirnoj lokaciji - NOVOGRADNJA
Property for: Sale
House type: detached
Property area: 140 m²
Lot Size: 400 m²
Number of Floors: 1
Bedrooms: 4
Bathrooms: 2
Price: 430,000.00 €
Updated: Nov 10, 2024

Condition

Newbuild: yes
Built: 2023

Location

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

ZIP code: 52460

Permits

Building permit: yes

Ownership certificate: yes

Additional information

Energy efficiency: In preparation



Parking

Number of parking spaces: 2

Description

Description:

Buje - surroundings A beautiful house with a swimming pool is for sale, located in a picturesque area of the Istrian landscape. It is only 3 km from the town of Buje and 5 km from the border crossing with Slovenia, and 10 km from the sea. This charming house with a total area of 140 m² extends over 2 floors, ground floor and first floor, and also has a walk-through attic of 30 square meters. On the ground floor of the house there is a hallway, a bathroom, a storage room, a spacious living room with a fireplace, a kitchen with a dining room and access to a covered terrace and a 30 m² swimming pool with a sunbathing area. The first floor is accessed by internal stairs where there is a hallway, 3 bedrooms, a large bathroom and a covered terrace. The house also has a walk-through attic of 30 m². Underfloor heating is installed on both floors, which provides optimal warmth and atmosphere. The entire building is coated with a high level of insulation and coated with neutral-colored plaster on all exterior walls. The carpentry is PVC. The yard is 400 m² and has 2 private parking spaces. The quiet and beautiful location makes this property an ideal opportunity for anyone looking for a beautiful, spacious and comfortable house with a swimming pool that can be adapted for vacation and residence as well as rental for tourist purposes. Ownership in order.

CHARACTERISTICS OF THE PROPERTY: Swimming pool 30 m² Fireplace Air conditioning Underfloor heating Yard Peaceful settlement Close to the city and the Slovenian border Dear clients, it is possible to view the property only with a signed mediation agreement, which is the basis for further actions related to the sale and commission, all in accordance with the Act on mediation in real estate transactions. "ART LIVING REAL ESTATE" agency, as an authorized real estate broker, charges a brokerage fee in the amount of 3% + VAT at the time of signing the Pre-Contract or Purchase Agreement for the mediation service. NOTE: We are not responsible for any errors in the property descriptions, but we want to be as

precise and accurate as possible ID CODE: 658

Additional contact info

Reference Number: 613120
Agency ref id: 658
Contact phone: 091 784 8083