

## Vila s dušom: istarski dragulj s pogledom na more i brežuljke, Buje, House



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://dogma-nekretnine.com>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: F.LA GUARDIA 6  
Phone: +385 51 341 080  
Fax: +385 51 341 081  
About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in Pula, Anticova 5 and in Zagreb,

Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

Title:	Vila s dušom: istarski dragulj s pogledom na more i brežuljke
Property for:	Sale
House type:	detached
Property area:	120 m <sup>2</sup>
Lot Size:	1700 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	3
Bathrooms:	2
Price:	770,000.00 €
Updated:	Apr 15, 2024

### 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

Number of parking spaces:	1
Covered parking space:	yes

### Description

Description:	BUJE Buje, a charming town located on a hill in northwestern Istria, exudes authentic beauty and a history that goes back far into the past. Observing it from a
--------------	--

distance, Buje looks like the guardian of that fertile region, while its stone houses and narrow streets blend harmoniously with the landscape rich in vineyards and olive groves. The spirit of the past can be felt from every corner of the city - from Roman remains, through medieval buildings, to elegant churches that testify to the layering of cultural influences. Buje is not only a historical destination, but also a place where nature and man meet in harmonious coexistence. The vineyards and olive groves that surround the town produce some of the most prized wines and olive oils in the region. Istrian Malvasia and Teran, the wines of which Istria is proud, have their home here. In spring, the air smells of fresh olives and grapes, while summer brings warm evenings that can be enjoyed with local gastronomy. The proximity of the sea and picturesque towns such as Grožnjan and Motovun makes Buje an ideal starting point for exploring Istria. But Buje itself offers everything you need for an unforgettable experience: history, natural beauty, excellent food and wine, and that elusive feeling of authentic, untouched beauty. For sale is a stone Istrian house, so special that words can hardly accurately describe it. From the very first step through its doors, you can feel the uniqueness that is rarely encountered on the real estate market. Every stone, every detail and color are in perfect harmony, creating a whole that enchants. The house is spread over several floors, of which the basement hides an intimate bedroom with its own bathroom, a wardrobe and a charming wine cellar, ideal for enjoying moments of relaxation. The ground floor welcomes you with the warmth of a spacious living room, carefully designed to the smallest detail, along with a kitchen and another bathroom. The living room opens onto a terrace with a spectacular, unobstructed view of the Istrian hills and the blue sea. Wooden stairs lead to the gallery, where there is another bedroom, a study that can be used as a library, and a toilet. Every corner of this house, whether inside or outside, exudes timeless elegance and harmony. The yard, arranged with incredible care, extends in cascades, filled with a wealth of Mediterranean plants, flowers and stone elements. Every step through the garden offers breathtaking views and reminds of the unique beauty of the Istrian landscape. The house is equipped with modern systems such as underfloor heating throughout the ground floor, a fan coil system for temperature regulation, and a striking stove that dominates the living room. Every surface has been carefully selected, from flagstones to brick floors, providing a sense of authenticity and warmth. - Parking (approx. 18 m<sup>2</sup>) Covered parking is provided, equipped with an 11 kW charger for electric vehicles and a connection for a garden hose. - Swimming pool (21 m<sup>2</sup>) Concrete pool base 7 m x 3 m, equipped with electricity and water connections. The pool slab is currently buried, but is otherwise ready for immediate pool construction. - The property is neat! Photos may not be able to convey the true essence of this amazing property. In order to truly experience its beauty, I invite you to contact us and arrange your appointment. ROBERTA POROPAT Licensed agent Mobile 00385 95 528-3152  
roberta.poropat@dogma-nekretnine.com ID CODE: IS1513952

## Additional contact info

Reference Number: 645236

Agency ref id: IS1513952