

## Buje-okolica, Šarmantna kamena kuća s bazenom, 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  
ZIP code: 52470  
Address: Pozioi 1g  
Mobile: +385 91 784 80 83  
Phone: +385 91 784 80 83  
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, Šarmantna kamena kuća s bazenom  
 Property for: Sale  
 House type: detached  
 Property area: 109 m<sup>2</sup>  
 Lot Size: 159 m<sup>2</sup>  
 Number of Floors: 1  
 Bedrooms: 3  
 Bathrooms: 1  
 Price: 350,000.00 €  
 Updated: Nov 22, 2024

### Condition

Built: 1950  
 Last renovation: 2022

### 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: E



## Parking

Number of parking spaces: 2

## Description

Description:

Buje - surroundings A detached, completely renovated stone Istrian house with a swimming pool is for sale, located in a picturesque and quiet village. It is 4 km from the border crossing with Slovenia and 5 km from the town of Buje. The house with a total area of 109 m<sup>2</sup> extends over two floors, ground floor and first floor. On the ground floor there is a spacious living room with a kitchen and dining room and a toilet. The first floor is accessed by internal stairs. There are two bedrooms and a bathroom on the first floor. The uniqueness of this beautiful house is the stone walls and wooden beams on the ceiling, which contribute to a particularly pleasant atmosphere. Carefully selected stylish furniture fits perfectly into the distinctiveness of the house. The house is completely fenced with a back garden where there is a small pool, a dining table, a stone grill and a garden house. Heating is on air conditioners and a fireplace located on the ground floor. There is a parking space in front of the house. The house is sold fully furnished and equipped. The house is located in a quiet and beautiful location, close to all essential facilities (motorway, near the border crossing with Slovenia, restaurants, wineries, agritourism, bicycle paths), and the sea from which is only a 15-minute drive away. The property is ideal both for vacation and residence as well as for rental for tourist purposes. **PROPERTY CHARACTERISTICS** Stone house Swimming pool 14 m<sup>2</sup> Completely renovated Peaceful and beautiful location Air-conditioned Mosquito nets Fully furnished The commission of the agency for the buyer is 3% and is paid in the case of real estate purchase upon conclusion of the pre-contract or purchase agreement. 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. **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: 835

## Additional contact info

Reference Number: 647567  
Agency ref id: 835  
Contact phone: 091 784 8083