

ISTRA, BUZET- BUTONIGA, novouređena kućica u prirodi!, Buzet, House



Seller Info

Name: Smart Invest Immobilien

E-mail: info@smart-invest.hr

First Name: Smart

Last Name: Invest Immobilien

Company Name: Smart Invest Immobilien

Name:

Service Type: Selling and renting

Website: <http://www.smart-invest.hr/>

Country: Croatia

Region: Primorsko-goranska županija

City: Opatija

City area: Opatija

ZIP code: 51410

Address: Ive Kirigina 1

Mobile: 099/320-0008

About us: Founded and owned by luxury real estate broker Milan Mandić, Smart Invest Properties is a top-producing luxury real estate agency in Europe - Croatia – Riviera of Opatija offering clients white-glove treatment, innovative marketing strategies, integrity and overall professionalism.

Smart Invest Properties is led by Milan Mandić who offers his unwavering work ethic, extensive background in the real estate finance and development industries and proven track record of delivering excellent service to his clients. Milan is sought-after by powerful professionals and influential individuals from all over the world for his extensive, unparalleled expertise in the Croatia – Riviera of Opatija and Istria

real estate market.

Smart Invest Properties serves clients throughout Riviera of Opatija, town Rijeka, Istria and Island Krk prime residential areas including Opatija, Lovran, Volosko, Rijeka, Istria, Island Krk and is working on some other parts of Croatia like main town Zagreb and Dalmatia together with their partners agency.

In addition to serving the Riviera of Opatija real estate market, Smart Invest Properties strongly believes that giving back to the community is extremely important.

Smart Invest Properties – Real estate agency participate in many local and international Real estate Fairs (Rexpo show – Zagreb - Croatia, International Moscow Property Show - Russia, International Property Show – London – UK, LPS Shangai Luxury Property Show - China, Munchen Property Show - Germany, MIPIM World property market Show Cannes, etc.)

Reg No.: 110/2010

Listing details

Common

| | |
|----------------|---|
| Title: | ISTRA, BUZET- BUTONIGA, novouređena kućica u prirodi! |
| Property for: | Sale |
| House type: | detached |
| Property area: | 51 m ² |
| Lot Size: | 659 m ² |
| Bedrooms: | 2 |
| Bathrooms: | 1 |

Price: 205,000.00 €
Updated: Oct 07, 2024

Location

Country: Croatia
State/Region/Province: Istarska županija
City: Buzet
City area: Buzet
ZIP code: 52420



Permits

Building permit: yes
Ownership certificate: yes

Additional information

Energy efficiency: In preparation

Description

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BEAUTIFUL NEWLY RENOVATED HOLIDAY HOUSE IN A SMALL VILLAGE IN CENTRAL ISTRIA NEAR BUTONIGA LAKE! Located in a quiet village above Lake Butoniga near Buzet, this romantic country house offers the perfect escape into the untouched nature of central Istria. Surrounded by the wonderful natural beauty of the Istrian hills and located near the lake, it is an excellent refuge for those looking for peace and relaxation away from the hustle and bustle of city life. The house is an excellent starting point for exploring the beauty of Istrian towns, nature and gastronomy, which this region abounds in. The living net area (without porch and terrace) of 51 m² is thoughtfully designed to create a pleasant and elegant atmosphere. It consists of an open space living room with dining area and kitchen with access to the covered porch, bedroom, bathroom and guest toilet. The kitchen is fully equipped, combining modern conveniences with rustic charm, making it a pleasure to cook meals with fresh, local ingredients. The living room is a comfortable space with direct access to the terrace with a view of the surrounding landscape. The sofa in the living room can be extended into a comfortable bed, and the house can accommodate up to 4 people (2+2). The plot of 659 m² offers privacy and enjoyment both in the garden with fruit trees and on the terraces for drinking morning coffee or a glass of good Istrian wine. For refreshment on hot days, there is also a prefabricated swimming pool. Due to the high demand for such smaller holiday homes in the authentic, unspoilt environment of "Terra Magica", this property is ideal for investment. Of course, also for your own vacation and escape from the hectic everyday life. The proximity of the Slovenian border and the Istrian highway, which allows you to quickly reach all destinations, are an additional advantage. Buzet, a small town on a hill, surrounded by mighty stone walls and seasoned with divine autochthonous Istrian gastronomy, is widely known as the town of truffles, whose hunting

grounds are located right in the forests of the Mirna river valley. One of the most valuable features of this region is certainly the untouched nature. Beautiful natural landscapes that merge the coastal and mountain landscape with numerous hills and the valley of the Mirna river give birth to unique views. Buzet is located in the northernmost inland part of Istria, in the area between three large city centers: Rijeka, Trieste and Pula. The area is very diverse, from 10 m to over 1000 m above sea level. Clear ownership. For more information and a viewing appointment, call: +385/99/320-0011 ID CODE: 15116

Additional contact info

Reference Number: 649469
Agency ref id: 15116