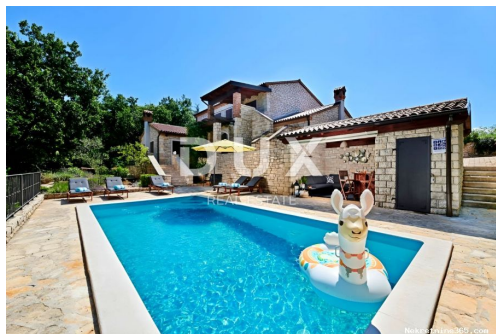


## ISTRA, BUJE - Rustikalna vila s prostranom okućnicom, Buje, House



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: [info@dux-nekretnine.hr](mailto:info@dux-nekretnine.hr)  
First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Tizianova 8  
Mobile: 385 91 480 8808  
Phone: 385 51 518 174  
About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then because we like to stay in touch

even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

Title:	ISTRA, BUJE - Rustikalna vila s prostranom okućnicom
Property for:	Sale
House type:	detached
Property area:	250 m <sup>2</sup>
Lot Size:	14040 m <sup>2</sup>
Bedrooms:	6
Bathrooms:	3
Price:	820,000.00 €
Updated:	Oct 21, 2024

### Condition

Built: 2014

### 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



### Heating

Central heating: yes

### Description

Description: ISTRIA, BUJE - Rustic villa with a spacious garden The medieval town of Buje is located on the northwestern part of the Istrian peninsula, and is located on top of a hill with a wonderful view of the sea, the surrounding hills, vineyards and olive

groves for which this area is famous. Proximity to the sea, influence of the Mediterranean and mild continental climate, tradition in agricultural production, hunting and tourism, hilly landscape, preserved and unpolluted nature make the area of the town of Buje one of the more attractive areas of the Istrian peninsula. Surrounded by greenery in a gentle neighborhood near the town of Buja, a rustic villa with a spacious garden is for sale. Apart from the extremely spacious garden, the property is characterized by a combination of traditional and modern, quality of construction and spatial organization of the interior. The comfortable villa, all covered with stone, blends in shape and color with the village and the landscape and extends through two floors of a functional floor plan. The ground floor consists of a lobby, an open concept space that unites the kitchen, dining room and living room with access to a covered terrace, bedrooms and bathrooms. The first floor consists of three bedrooms, two bathrooms and a terrace that can also be accessed from the yard by an external staircase. The yard is full of greenery and Mediterranean plants, and the perfect harmony is rounded off by a 27 m<sup>2</sup> swimming pool with a sun deck, a covered summer kitchen and an auxiliary facility with a lounge area and a storage room. The excellent location and the spatial organization of the interior and exterior of this property provide an opportunity for a comfortable family life or an investment investment in a tourist rental business. Dear clients, the agency commission is charged in accordance with the General Business Conditions: [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja)  
ID CODE: 34302

### Additional contact info

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