

## IMANJE OD 14000 m2 SA KAMENOM VILOM I BAZENOM, Buje, House



### Seller Info

Name: Dogma Nekretnine  
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Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
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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:	IMANJE OD 14000 m2 SA KAMENOM VILOM I BAZENOM
Property for:	Sale
House type:	detached
Property area:	256 m <sup>2</sup>
Lot Size:	14040 m <sup>2</sup>
Bedrooms:	5
Bathrooms:	2
Price:	820,000.00 €
Updated:	Oct 29, 2024

### Condition

Built:	2018
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### 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:	A
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### Description

Description:	<p>BUJE Buje is a town in the county of Istria. It is known for its historical charm, picturesque landscapes and rich cultural heritage. The town is located on a hill with a beautiful view of the surrounding landscape and the Adriatic Sea. Buje is adorned with narrow streets, old churches and remains of medieval architecture, making it a charming destination for tourists interested in history and culture. The area is also known for its vineyards and olive groves, which contribute to the famous production of wine and olive oil in the region. An imposing stone villa is located just 2 km from this beautiful town. It is located in a small village</p>
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surrounded by only a few houses. The settlement is very neat and peaceful, and will provide you with real tranquility. The house is built of exceptional quality, with brick + insulation + stone, so the total width of the wall is 50 cm. The facade of the house defies weather conditions, testifying to longevity and durability. Large windows allow plenty of natural light to permeate the interior, highlighting the rustic elegance of the space. The gardens that surround it abound in a rich palette of colors - flower arrangements, wooden benches and paths that lead to hidden corners where you can enjoy peace. For heating, it uses gas central heating (radiators and fans), then there are 2 fireplaces (one in the living room, and the other in the room on the ground floor of the house), and 4 air conditioner inverters. The villa consists of a basement, ground floor and first floor. On the ground floor of the house there is one bedroom, toilet, living room with access to the terrace and pool, dining room and kitchen. Beautifully arranged wooden stairs lead to the first floor where there are 3 bedrooms and 2 bathrooms. The bedroom has access to the terrace, which offers an open view of the property and greenery. Furniture made of natural materials, such as wood and stone, adds warmth to the space, and the spacious rooms radiate a homely atmosphere. The fireplace in the living room creates a pleasant warmth, ideal for relaxing with a book or talking with the family. The spacious terrace offers an ideal place to enjoy your morning coffee or the evening sunset, offering a panoramic view of untouched nature. The sound of forests and the chirping of birds become an inevitable part of everyday life, creating a feeling of connection with nature. This stone house in a small village represents a combination of tradition and comfort, providing its residents with an unforgettable experience of life in the middle of nature. \* PROPERTY 14000 m2 \* STONE HOUSE 256 m2 \* SWIMMING POOL 27 m2 \* 4 BEDROOMS \* 2 BATHROOMS AND 1 TOILET \* 2 FIREPLACES \* GAS CENTRAL HEATING \* 4 AIR CONDITIONING INVERTERS \* SUMMER KITCHEN \* MORE PARKING PLACES Distances: - border with Slovenia 4 km - sea 10 km - the town of Buje 2 km - Trieste airport 88 km - Pula airport 80 km To view the property, contact us with confidence: DAVID ROCE Licensed agent Mobile 00385 99 759-1558 Telephone 052/639-276 david.roce@dogma-nekretnine.com ROBERTA POROPAT Licensed agent Mobile 00385 95 528-3152 Telephone 052/639-276 roberta.poropat@dogma-nekretnine.com ID CODE: IS1510619

## Additional contact info

Reference Number: 671920  
Agency ref id: IS1510619