

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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<b>Code :</b>	11638
<b>Location :</b>	Buzet
<b>Building size :</b>	143 m2
<b>Lot size :</b>	659 m2
<b>Garden size :</b>	0.00 m2
<b>Distance from center :</b>	10 m
<b>Distance from sea :</b>	35000 m
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	2
<b>Number of rooms :</b>	2
<b>Number of bathrooms :</b>	1
<b>Parking :</b>	Yes
<b>Basement :</b>	Yes
<b>Energy efficiency :</b>	G
<b>Year of construction :</b>	1900

**Price :** 120.000 €

For sale is an authentic Istrian stone house, the last in a row, located in a quiet area with an open view of the beautiful Istrian landscapes. This property offers exceptional privacy, traditional charm, and great potential for creating an attractive holiday home or family residence.

The house is built of stone, has two floors, is partially furnished, and is move-in ready with minor investments. It has been well-maintained over the years, and a new roof was recently installed, which is a significant advantage for future owners. The total living area is 143 m<sup>2</sup>, while the yard covers 659 m<sup>2</sup>, providing ample space for a garden, terrace, or additional amenities.

Adjacent to the house is a building plot of 473 m<sup>2</sup>, which is included in the price and represents the last parcel within the construction area. This rare feature allows for additional construction, expansion of the existing property, or the development of additional facilities such as a pool or auxiliary building.

The house comprises two bedrooms, one bathroom with a toilet, a 9 m<sup>2</sup> balcony, a kitchen with a dining area, a storage room/shed, and a garden shed. There is also an outdoor uncovered parking space available.

The potential of this property is exceptional, and the possibilities for renovation are vast - it is a true authentic Istrian stone house waiting for new owners with a vision.

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An ideal opportunity for lovers of Istrian tradition, peace, and nature, while also offering the possibility of investment in tourist rentals or a luxury holiday home.

For more information, please