

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

e-mail: [info@istria-adria.com](mailto:info@istria-adria.com)

web: [istria-adria.com](http://istria-adria.com)

info: +386 59 200 071



<b>Code :</b>	12132
<b>Location :</b>	Buje
<b>Building size :</b>	130 m2
<b>Lot size :</b>	167 m2
<b>Garden size :</b>	0.00 m2
<b>Distance from center :</b>	5500 m
<b>Distance from sea :</b>	17000 m
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	2
<b>Number of rooms :</b>	2
<b>Number of bathrooms :</b>	2
<b>Parking :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	2009

**Price :** 515.000 €

For sale is a beautiful house with a Tuscan hint located near Buje. Surrounded by nature, vineyards, and top-notch Istrian wineries and restaurants, this property offers complete tranquility and spectacular views of greenery and hills.

The house was built in 2009, spans 130 m<sup>2</sup> of living space (ground floor + first floor), and is situated on a plot of 167 m<sup>2</sup>. It is sold fully furnished, with no need for additional investments.

The layout includes:

- 2 bedrooms
- 2 bathrooms
- a separate toilet
- a spacious living room with a fireplace
- a kitchen
- a terrace and a landscaped garden

Additional features:

- a swimming pool measuring 7 x 11 m
- a jacuzzi
- a heat pump
- a fireplace
- a semi-basement garden shed for tools and storage
- 2 private parking spaces

This property is ideal for nature lovers and those seeking a peaceful life, as well as for a luxury vacation home or an investment in tourist rentals in one of the most attractive parts of Istria.



**ISTRIA ADRIA**  
**Pot za Brdom 102, 1000 Ljubljana**  
**e-mail: [info@istria-adria.com](mailto:info@istria-adria.com)**  
**web: [istria-adria.com](http://istria-adria.com)**  
**info: +386 59 200 071**

For more information, please