

## ISTRIA ADRIA

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<b>Code :</b>	12300
<b>Location :</b>	Buje
<b>Building size :</b>	168 m2
<b>Lot size :</b>	228 m2
<b>Garden size :</b>	0.00 m2
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	6
<b>Number of bathrooms :</b>	1
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	Not specified

**Price :** 202.000 €

This terraced house with a garden in the center of Buje is for sale. The house extends over three floors connected by internal stairs.

Ground floor:

- two large rooms that can be arranged according to the wishes and needs of the buyer for various purposes (business space, boiler room, work space, playroom, etc.) from the ground floor there is an exit to a large garden which can also be used beautifully.

First floor:

- hallway, spacious living room, kitchen with dining room, bathroom (completely renovated a few years ago, including installations)

Second floor:

- 3 spacious bedrooms with panoramic views

The house also has an attic that can be used.

The interfloor structure is concrete.

Heating-cooling:

- wood stove and air conditioning

The house has a fenced spacious garden that offers numerous possibilities.

The house is maintained and used and is sold furnished.

Next to the house is a parking lot.

The house is spacious, offers numerous possibilities for decoration.

Well-arranged windows provide beautiful daylight with panoramic views.

Close to all amenities. Within walking distance: school, kindergarten, park, shop, bank, post office, restaurants, cafes, etc.

and the distance from the sea, about 10 minutes drive, make this property an ideal investment for both family life and tourism.