ISTRIA ADRIA
Pot za Brdom 102, 1000 Ljubljana
e-mail: info@istria-adria.com
web: istria-adria.com
info: +386 59 200 071





Code :	13517
Location :	Buje
Building size :	75 m2
Lot size :	97 m2
Garden size :	0.00 m2
Distance from sea :	19000 m
Number of floors :	3
Number of bedrooms :	2
Number of rooms :	2
Number of bathrooms :	2
Parking :	Yes
Energy efficiency :	Not specified
Year of construction :	1900

Price : 125.000 €

For sale: an authentic Istrian stone house under construction, located just 7 minutes from Buje, in a peaceful setting, ideal for a weekend getaway or future home.

The location is surrounded by biking trails, renowned restaurants, and wineries, with the sea reachable in 18 minutes, and Novigrad just a 25-minute drive away.

Basic information:
Net area of the house: 75 m² (3 levels of approximately 24.5 m² each)
Gross area including walls: 35 m²
Land area: 97 m²
Terrace behind the house: 15 m²
Sea view from the yard and the second floor.

The house is partially renovated and has all the necessary documentation: land surveying, building permit, paid utility contributions, notice of commencement of work, and supervision.

The house is currently under a roof with all installations completed.