



<b>Code :</b>	01695
<b>Location :</b>	Buje
<b>Building size :</b>	193 m2
<b>Lot size :</b>	710 m2
<b>Distance from city :</b>	5000 m
<b>Distance from sea :</b>	7000 m
<b>Number of floors :</b>	0
<b>Number of rooms :</b>	4
<b>Number of bedrooms :</b>	2
<b>Number of bathrooms / WC :</b>	2 / 0
<b>Year of construction :</b>	2000
<b>Year of last adaptation :</b>	2023
<b>Energy efficiency :</b>	Not specified
<b>Sea View :</b>	Yes
<b>Parking lot :</b>	Yes
<b>Balcony :</b>	Yes
<b>Agency commission :</b>	3 % + PDV

**Price :** 430.000 €

K150

Family house for sale - Rustic charm and modern comfort

Family house in idyllic Kaštela in an enchanting location. A perfect combination of comfort, peace and nature. Located in a quiet village, only 6 km from the beach, this house is ideal for family life or as an attractive tourist object.

View and location: Enjoy a stunning view of the sea and the Alps. The house is located near all the necessary facilities - shops, schools, pharmacies - with excellent traffic connections to Umag, Buje, Novigrad, Portorož and Koper, and it is only a 10-minute drive from the centers of Umag and Buje.

Interior: The house has been recently renovated, combining traditional and modern elements. The interior contains luxurious furniture from the late 19th century, newly restored pieces from the Victorian period and original paintings by academic painters from Croatia. Two kitchens, elegantly furnished bedrooms and spacious living rooms are fully equipped and ready to move into.

Exterior: The spacious yard offers a new swimming pool and space for relaxation, with the possibility of adaptation and additional decoration according to your wishes.

The energy certificate confirms the quality of construction from 2000, with recent renovations that meet modern living standards.

An ideal opportunity for an investment in a tourist rental, with confirmed potential by the agency IstriaHome.



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Price and Options: For sale at a price of 430,000 EUR in its current condition, with the option of additional landscaping or purchase with already visualized landscaping. There is a possibility of further construction on the plot of up to 240 m<sup>2</sup>.

Discover why this house could be your new home.

Contact us for a viewing and take advantage of this unique opportunity.

Living area

193.78 m<sup>2</sup>

Net area

129.00 m<sup>2</sup>