

## REAL ESTATE ISTRA

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<b>Code :</b>	00108
<b>Location :</b>	Buje
<b>Building size :</b>	165 m2
<b>Lot size :</b>	549 m2
<b>Distance from center :</b>	1500 m
<b>Distance from sea :</b>	7000 m
<b>Distance from airport :</b>	85 km
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	3
<b>Parking :</b>	Yes
<b>Basement :</b>	Yes
<b>Air conditioner :</b>	Yes
<b>Heating :</b>	Underfloor
<b>Central heating :</b>	Yes
<b>Energy efficiency :</b>	A
<b>Year of construction :</b>	2017

Old price : 390.000 €

**New price : 360.000 €**

We sell a house built in 2017 in Istrian rustic style. The house is located in a small place near Buje, only a few kilometers away from the highway and the border crossing. From Koper is only 30 kilometers away, Umag 19km, Savudrija 15km. From the beach (Kanegra) 7 km.

The house is located on a plot of 549 m2 and consists of a ground floor and first floor with a total floor space of 165 m2. On the ground floor there is one bedroom, bathroom, pantry and kitchen with dining room and living room in open plan concept. The first floor, is connected by internal stairs, two bedrooms and two bathrooms. Each room has a terraces. All rooms in the house are air-conditioned. The house has underfloor heating and a fireplace. It is also provided with an alarm. In the yard of the house there is a 26 m2 swimming pool, covered parking, outdoor kitchen with fireplace, and a small cottage that is used as a storage space. The house is completely fenced with a stone wall and a wrought-iron fence.