



Code :	00155
Location :	Buje
Building size :	204 m2
Lot size :	339 m2
Distance from center :	3000 m
Distance from sea :	15000 m
Number of floors :	2
Number of bedrooms :	3
Number of rooms :	4
Number of bathrooms :	3
Parking :	Yes
Air conditioning :	Yes
Swimming pool :	Yes
Terrace :	Yes
Underfloor heating :	Yes
Year of construction :	2024
Energy class :	under development

Price : 640.000 €

A charming house with a swimming pool for sale in the surroundings of Momjan. The house has a total area of 173 m2 and extends over two floors. The ground floor features a spacious living room connected to the kitchen and dining area with access to a covered terrace, a bathroom, storage, and utility room. The upper floor consists of three bedrooms, two bathrooms, a technical room, and a large covered terrace of 26 m2. The landscaped garden of approximately 340 m2 includes a 25 m2 swimming pool with a sunbathing area, an auxiliary building of the same size, and two parking spaces.

The house is being built with high-quality materials and is equipped for underfloor heating via a heat pump and air conditioning cooling. It features triple-glazed windows with electric shutters, and ceramic tiles will be installed throughout the interior. The exterior will be fully landscaped, and the facade will be energy-efficient (10 cm insulation), ensuring minimal heating and cooling costs.

Completion of construction is planned for summer 2024.

The property is located just a few kilometers from Momjan and a short drive from Buje and all amenities. The sea and beaches are about 15 km away.