



Code :	00092
Location :	Buje
Building size :	162 m2
Distance from sea :	12000 m
Number of levels :	4
Number of floors :	3
Number of bedrooms :	3
Number of rooms :	7
Number of bathrooms :	1
Number of toilets :	1
Seaview :	Yes
Parking :	Yes
Garage :	Yes
Terrace :	Yes
Balcony :	Yes
Energy class :	under development

Price : 220.000 €

For sale is a terraced house located in the very center of Buje, within the charming old town core. With an approximate area of 220 m², this property offers plenty of potential. The house is situated on two plots, allowing the possibility of dividing it into two separate units.

Layout:

Ground floor: Storage room, garage, bathroom, additional storage space, access to a large terrace, and a small courtyard. From the small courtyard, there is access to another garage with an exit onto a different street.

First floor: Kitchen, spacious living room with dining area, bedroom, enclosed loggia, and a terrace with a beautiful sea view.

Second floor: Hallway, two bedrooms, a separate toilet, and a large terrace with panoramic views of the sea and surrounding nature.

Attic: Spacious and suitable for additional adaptation.

Special Features:

The house comes with two parking spaces and two garages – a true rarity in the old town core! Its location ensures close proximity to all necessary amenities, while the terraces provide stunning views of the sea and Istrian landscape.

Additionally, the second garage exit on the ground floor leads to another street, adding to the property's functionality and practicality. Heating is provided by a pellet stove, making the



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space comfortable year-round.

Although the house requires investment, its potential makes it an excellent opportunity for investment or customization according to your preferences.

For more information or to arrange a viewing, feel free to contact me!