



<b>Object ID :</b>	2592
<b>Location :</b>	Buje
<b>Building size :</b>	192 m2
<b>Lot size :</b>	840 m2
<b>Distance from center :</b>	10 m
<b>Distance from sea :</b>	6 m
<b>Number of floors :</b>	1
<b>Number of bedrooms :</b>	2
<b>Number of rooms :</b>	4
<b>Number of bathrooms :</b>	2
<b>Sea View :</b>	Yes
<b>Parking :</b>	Yes
<b>Furnished :</b>	Yes
<b>Basement :</b>	Yes
<b>Terrace :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Central :</b>	Yes
<b>Fireplace :</b>	Yes
<b>Condition :</b>	Renovated
<b>Energy efficiency :</b>	A+
<b>Year of construction :</b>	2000
<b>Additional building potential :</b>	Yes

Old rice : 480.000 €

**New price :** 430.000 €

Experience the beauty of a stunning detached house with a beautiful view of the sea and the Alps.

This house has a total area of 193m2 and consists of two residential units, one in the basement and the other on the ground floor.

In the basement there is a large loggia that leads to a comfortable living space and a tavern.

The living space consists of a bedroom, bathroom, kitchen and living room. In addition, there is a large storage room and a boiler room in the basement.

As you climb the stairs to the ground floor, you will find a pleasant entrance hall, bedroom, a rustic kitchen and a spacious living room.

From the living room you can go out to the terrace and enjoy the beautiful view of the sea and the Alps.

This house is located on a plot of 840m2, together with a swimming pool and all the necessary infrastructure for a summer kitchen and an irrigation system.

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The pool is located at the back of the house, providing complete privacy to the new owners, while at the front of the house there is parking for up to 6 cars.

This house has been recently renovated, combining traditional and modern elements to create a comfortable living space. Inside, you will find elegant furniture from the end of the 19th century that has been completely restored to its original beauty. The house is heated by gas through central heating, and air conditioners cool the house during the hot summer months.

This property can be purchased at a price of EUR 480,000 in its current condition, with the option of additional refinement of the surrounding environment or purchase with a ready-made visualized design.

In addition, there is the possibility of building on the plot up to 240 m<sup>2</sup>.

We look forward to finding the perfect buyer to utilize the full potential of this beautiful space.

Location, which is conveniently close to all necessary facilities such as shops, schools and pharmacies. With excellent transport connections to Umag, Buje, Novigrad, Portorož and Koper, you can easily reach all the nearby cities, and you are only a 10-minute drive from the center of Umag and Buje.

Located in a quiet neighborhood just a few minutes' drive from the beach, this property is ideal for family life or as an attractive tourist destination.