

UNIVERSUM

Porporela 2, 52466 Novigrad

e-mail: info@universumcroatia.hr

web: universumcroatia.hr

info: +385 99 214 90 23 | +385 99 214 90 25



Object ID :	2636
Location :	Buje
Building size :	160 m2
Lot size :	1244 m2
Distance from center :	1 m
Distance from sea :	12 m
Number of floors :	1
Number of bedrooms :	2
Number of rooms :	4
Number of bathrooms :	1
Number of toilets :	1
Parking :	Yes
Furnished :	Yes
Internet :	Yes
Arranged environment :	Yes
Swimming pool :	28 m2
Barbecue :	Yes
Automatic irrigation :	Yes
Jacuzzi :	Yes
Sun lounge :	Yes
Covered terrace :	Yes
Air conditioning :	Yes
Central :	Yes
Fenced property :	Yes
Condition :	Renovated
Energy efficiency :	Not specified
Year of construction :	1968
Year of adaptation :	2002
Additional building potential :	Yes

Price : 799.000 €

A beautiful stone house located in a quiet environment with a generous 160m2 of living space and a well-maintained garden that extends to 1244m2 (all building land), including a 28m2 swimming pool, is now available for sale.

This property has two floors and consists of a ground floor with a boiler room, a storage room, a toilet, a bathroom, a fully equipped kitchen, a dining room and a living room with access to a beautifully landscaped garden with a swimming pool. Internal stairs lead to the first floor, where there are two comfortable bedrooms and a spacious terrace with a beautiful view of the surrounding nature.

The house has central gas heating and radiators in all rooms, as



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well as air conditioning for comfortable living throughout the year.

The property is sold fully furnished and has three parking spaces and a stone wall that surrounds the entire house, ensuring privacy and security.

Located in the charming village of Momjan, known for its excellent restaurants and wineries, the property is a short drive from beautiful beaches, and Buje is only 10 km away, Novigrad 20 km and Umag 22 km.