

UNIVERSUM

Porporela 2, 52466 Novigrad

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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

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 well as air conditioning for comfortable living throughout the year.

The property is sold fully furnished and has three parking spaces



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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.