

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

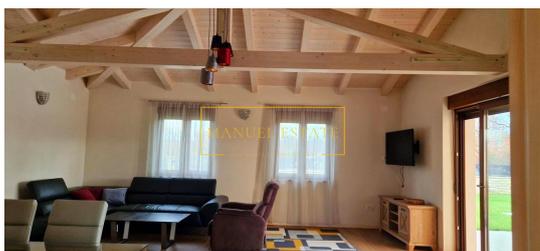
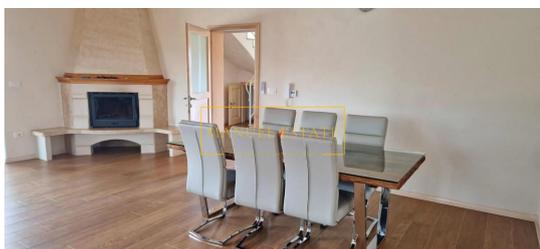
## MANUEL ESTATE

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<b>Code :</b>	11054
<b>Location :</b>	Buje
<b>Building size :</b>	218 m <sup>2</sup>
<b>Lot size :</b>	698 m <sup>2</sup>
<b>Distance from center :</b>	3000 m
<b>Distance from sea :</b>	14000 m
<b>Distance from airport :</b>	80 km
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	3
<b>Parking :</b>	Yes
<b>Garage :</b>	Yes
<b>Storage :</b>	Yes
<b>Air conditioner :</b>	Yes
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	0000

Price : 630.000 €

Istrian detached stone house with wooden beams and swimming pool, near Buje. Total living area of 218 m<sup>2</sup> on a plot of 698 m<sup>2</sup>. It is spread over two floors, on the ground floor there is: covered entrance, corridor, staircase, bathroom, toilet, bedroom, technical room, storage room, modern white kitchen, dining room and living room with fireplace and exit to a spacious covered terrace overlooking the pool. and olives. On the ground floor there is also a tavern as a perfect place to relax after a hard day, and a garage. An internal staircase leads to the first floor, which consists of two bedrooms, one of which has access to a covered balcony with a view of the landscape; each room has its own bathroom. The center of the meticulously landscaped garden is a swimming pool with a sunbathing area. The villa is completely fenced. It is located in a quiet location, about 3 km from the city center and about 10 minutes to the sea. Price: 630,000 euros. For all other information, feel free to contact us.

Note: If the buyer, after viewing (physical access/personal visit) the property in question with the agency "Manuel Estate d.o.o." made the final decision to buy it and conclude the sale with the owner of the property, he is obliged to pay the agency commission in the amount of 3% + VAT of the total purchase price.