

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

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|                                |               |
|--------------------------------|---------------|
| <b>Code :</b>                  | 11060         |
| <b>Location :</b>              | Buje          |
| <b>Building size :</b>         | 127 m2        |
| <b>Lot size :</b>              | 64 m2         |
| <b>Distance from center :</b>  | 6000 m        |
| <b>Distance from sea :</b>     | 16000 m       |
| <b>Distance from airport :</b> | 46 km         |
| <b>Number of floors :</b>      | 3             |
| <b>Number of bedrooms :</b>    | 2             |
| <b>Number of bathrooms :</b>   | 1             |
| <b>Seaview :</b>               | Yes           |
| <b>Parking :</b>               | Yes           |
| <b>Storage :</b>               | Yes           |
| <b>Air conditioner :</b>       | Yes           |
| <b>Energy efficiency :</b>     | Not specified |
| <b>Year of construction :</b>  | 0000          |

Price : 1 €

Renovated autochthonous Istrian stone house in a quiet location with a panoramic view of the landscape and the sea, near Buje, total living area of 127 m2. It is spread over three floors, on the ground floor there is a tavern, and on the first floor of 70 m2 there are two bedrooms, a bathroom, a kitchen + a dining room + a living room with access to a spacious terrace with a wonderful view of the greenery and nature. On the second floor of the house there is an additional space of 70 m2, which needs adaptation. Heating/cooling: air conditioners. A stone house with many details, perfect for your new home or as a holiday destination, or as a rental investment and additional income. 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.

