

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

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<b>Code :</b>	11388
<b>Location :</b>	Buje
<b>Building size :</b>	140 m <sup>2</sup>
<b>Lot size :</b>	540 m <sup>2</sup>
<b>Distance from center :</b>	1000 m
<b>Distance from sea :</b>	11000 m
<b>Distance from airport :</b>	75 km
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	1
<b>Parking :</b>	Yes
<b>Storage :</b>	Yes
<b>Air conditioner :</b>	Yes
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	2024

Price : 430.000 €

For sale is a modern prefabricated house with a living area of 140 m<sup>2</sup>, located on a 540 m<sup>2</sup> plot. The house offers additional space in the attic, ideal for storage, providing extra functionality. With its layout and design, this home is perfect for family living, while the outdoor space with a pool and parking allows for comfortable living and privacy.

The ground floor features a spacious living room that is open to the dining area and kitchen, creating a bright and airy space perfect for family gatherings and relaxation. There is also a storage room and a small WC, adding to the practicality of the space. On the first floor, there are three bedrooms - two smaller rooms and a master bedroom with a balcony, ideal for enjoying the morning views. The first floor also includes a larger bathroom.

The living room has been pre-equipped for a wood-burning stove, and the entire house has installations prepared for air conditioning, enabling easy installation of heating and cooling systems. Each room on the first floor has its own installations for air conditioning, allowing complete control of the temperature in each room. The house is connected to municipal sewage, water, and electricity, ensuring all essential utilities are available.

The outdoor area features a 33 m<sup>2</sup> swimming pool, which has the option for heating, as a heat pump installation has been prepared. This addition allows for year-round enjoyment of the pool, regardless of the outside temperature. The property also provides parking space for 2-3 vehicles, and the 540 m<sup>2</sup> plot offers enough space for a garden, children's play area, or

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enjoying privacy.

This house is ideal for a family looking for a comfortable, functional, and modern living space, with additional amenities like a pool and heating systems. If you are looking for a property that offers comfort and quality of life in a peaceful environment, this house is the perfect choice. For more information or to schedule a viewing, 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.