

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

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<b>Code :</b>	11451
<b>Location :</b>	Buje
<b>Building size :</b>	100 m <sup>2</sup>
<b>Lot size :</b>	360 m <sup>2</sup>
<b>Distance from sea :</b>	8000 m
<b>Distance from airport :</b>	77 km
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	3
<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>	2025

Price : 275.000 €

A luxurious semi-detached house for sale, located near Buje, offering the perfect blend of comfort, functionality, and natural beauty. With a total area of 100 m<sup>2</sup> and a garden of 265 m<sup>2</sup>, this property provides ideal conditions for family living and also represents an excellent opportunity for tourist rental.

On the ground floor, there is a spacious living room with a kitchen and dining area, which opens onto a covered terrace, perfect for relaxing in the fresh air. Additionally, this level features a guest WC and a functional storage room, adding extra convenience to the space.

The first floor houses three comfortable bedrooms, two of which have access to a terrace offering breathtaking views of the sea and surrounding nature, creating the perfect environment for complete tranquility. The house is designed with a focus on comfort, and the bathroom is equipped with modern fixtures.

The property is heated with energy-efficient underfloor heating powered by direct current electricity, with the option to install a heat pump. Cooling is provided by modern air conditioning units. The garden offers the possibility of building a pool, further enhancing the quality of life in this space.

The house facade will be insulated with 10 cm of styrofoam, and the windows will feature triple glazing, ensuring exceptional energy efficiency and a comfortable temperature year-round.

Located in a peaceful environment, this house is perfect for

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family living. Due to its location, it also serves as an attractive property for tourist purposes. It is ideal for those seeking privacy and tranquility while still enjoying the proximity to essential amenities.

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.