

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

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<b>Code :</b>	11227
<b>Location :</b>	Buje
<b>Building size :</b>	130 m <sup>2</sup>
<b>Lot size :</b>	710 m <sup>2</sup>
<b>Distance from center :</b>	4000 m
<b>Distance from sea :</b>	8000 m
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	2
<b>Number of bathrooms :</b>	2
<b>Parking :</b>	Yes
<b>Storage :</b>	Yes
<b>Air conditioner :</b>	Yes
<b>Central heating :</b>	Yes
<b>Energy efficiency :</b>	B
<b>Year of construction :</b>	2000

**Price :** 430.000 €

House near Buje, in a quiet location - Kaštel, living area of 130 m<sup>2</sup>, spread over two floors; ground floor and first floor. Two separate apartments, each of 65 m<sup>2</sup>. The apartments have one bedroom, bathroom, kitchen and dining room, and a living room with access to the terrace. On the ground floor there is also a canteen and a storage room of about 20 m<sup>2</sup>. The house is equipped with central heating (gas) and air conditioning. Spacious garden of 710 m<sup>2</sup>. There is space for four parking spaces in the fenced yard. The house is located in a quiet area, about 8 km from the sea and beaches, and about 4 km from the center.

The detached house in its current condition is sold at the price of 430,000 euros. It is sold furnished. Agency commission is included in the price.

With an additional charge, there is the possibility of decorating the garden, a sun deck around the pool, a relaxation and barbecue area, a children's playground and a carefully landscaped garden, as shown in the pictures, at a price of 480,000 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.