

# House

Buje, Istria



<b>Ref</b>	RE-U-22208
<b>Type</b>	House
<b>Region</b>	Istria › Umag
<b>Location</b>	Buje
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	10000 m
<b>Floorspace</b>	300 sqm
<b>Plot size</b>	300 sqm

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<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 300 000

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Spacious house in Buje with distant sea views!

Beaches is 10 km away.

Total surface of the house is 300 sq.m.

Land plot is 300 sq.m.

There is a restaurant on the ground floor, which the future owner can remodel according to his wishes - it is possible to turn the restaurant into another apartment and thus get a house with two residential units. The restaurant consists of a large hall with tables, a bar with associated storage, a kitchen and a toilet for guests. The restaurant also has an outdoor terrace with tables from which restaurant guests can enjoy a beautiful view of the sea and nature. There are also 2 guest toilets outside.

Internal stairs lead to the first floor where there is a fully furnished apartment with a hallway, kitchen with living room, two bedrooms, bathroom and wc.

The master bedroom opens onto a beautiful large terrace with a beautiful view of the sea, Brtonigla and greenery, and you can also see part of the old town of Buja.

Next to the house is a garden owned by the municipality, which the owners use to plant various local vegetables and fruits.

You can park your car in your own garage, and another vehicle can be parked in front of the garage.

The roof was renovated 8 years ago, and the facade was recently renovated.

The house is sold furnished, ready to move into.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

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Price per m<sup>2</sup>:  
1000 €

Average price/m<sup>2</sup> of this type  
in this region:  
2167 €

Median price/m<sup>2</sup> of this type  
in this region:  
1918 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
2884 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2590 €



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