



Code :	00295
Location :	Buje
Building area :	270 m2
Land area :	50 m2
Distance from the center :	7000 m
Distance from the sea :	6000 m
Orientation :	South
Number of floors :	3
Number of bedrooms :	4
Number of rooms :	5
Number of bathrooms :	4
Storage room :	Yes
Sea view :	Yes
Parking :	Yes
Year of construction :	1968
Condition :	Renovated
Ownership certificate :	Yes
Building permit :	Yes
Occupancy permit :	Yes
Electricity infrastructure :	Yes
Water infrastructure :	Yes
Septic tank :	Yes

Price 300.000 €

For sale is a beautiful, renovated traditional Istrian house, located just a few kilometers from Momjan, on top of a hill. It offers a panoramic view of lush hills, green landscapes, and the sea.

The house has been renovated while preserving its original building style, maintaining the characteristic stone walls and wooden elements. On the ground floor, there is a bedroom, a tavern with a fireplace, and a toilet tucked under the staircase.

An external staircase leads to the terrace and the first floor, where you will find a spacious living room, a well-equipped kitchen, and an additional toilet. On the upper floor, there are three bedrooms and two bathrooms. External stairs continue to the rooftop terrace, which offers an unparalleled view of the sea and the surrounding landscape.

The house retains its authentic Istrian character and is suitable for those who appreciate originality and tradition. It is located in a quiet area, about 12 km from the sea and 6 km from the nearest larger town with essential amenities.



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It is sold as an excellent opportunity for a vacation home, year-round living, or for tourism purposes.

For more information and to arrange a viewing, please feel free to contact us.