



## New house with pool and sea view Buje | Momjan |

495.000 €

2.426 €/m<sup>2</sup>

For sale is a house with a pool and sea view in a peaceful, rural environment near [Buje](#). The villa was built in 2019. Its total living area is 204 m<sup>2</sup> and it has 2 floors (ground floor and first floor) with 5 ensuite bedrooms. The property has 785 m<sup>2</sup> and it is oriented towards the west, so you can enjoy every single sunset.

The ground floor consists of one bedroom with a private bathroom, living room with a fireplace, dining room and kitchen with an exit to terrace with a swimming pool.

On the first floor there are 3 ensuite bedrooms. The west room has access to a spacious terrace from where you can admire Istrian landscape and the sea.

The floors are covered with quality Italian ceramics. Joinery is wooden with double glazing units.

Depending on the agreement, the villa can be fully furnished and equipped with all the necessary appliances. Apart from floor central heating, the owners can use the fireplace in the living room, while for the cooling there are 3 air conditioners.

There is a summer kitchen in the yard, right next to the swimming pool of 40 m<sup>2</sup> with a sun deck. This is an ideal place for barbecue and entertainment. The property is enclosed by a wall and hedge, so the tenants can count on their privacy and peaceful vacations. The yard also has 2 parking spaces.

The villa is perfect for living or occasional residence. Popular location guarantees that if you plan to use the property for tourist rentals, you can generate an annual gross income of 40,000€-50,000 €

The nearest bigger city is Buje, only 6 km away. Services like stores, restaurants and bakery are at the distance of 5 km. The nearest beaches are in Umag, at 16 km drive. Pula Airport is 80 km away, Portorož Airport 16 km and Venice Airport 240 km. The nearest highway entrance is Plovanija. 6 km away.

## Summary

Location	Buje	Property ID	2245
Price	495.000 €	Type	house

Area	204 m <sup>2</sup>	Land area	785 m <sup>2</sup>
Bedrooms	4	Bathrooms	4
Parking spaces	2	Parking spaces (garage)	-
Floor	-	Orientation	-
Ownership type	Ownership 1/1	Owner	Private owner
Price/m <sup>2</sup>	2.426 €	Tax	3%
Energy certificate	In progress	Subtype	detached, family house, villa

## Distances

Center	200 m
Store	200 m
Sea	15 km

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