



Code :	00849
Location :	Buje
Building size :	120 m ²
Lot size :	486 m ²
Distance from center :	3500 m
Distance from sea :	79000 m
Number of floors :	2
Number of bedrooms :	2
Number of rooms :	4
Number of bathrooms :	2
Attractive location :	Yes
Arranged environment :	Yes
Conducted water :	Yes
Conducted current :	Yes
Septic tank :	Yes
Asphalted :	Yes
Finished project :	Yes
Parking :	Yes
Central heating :	Yes
Fireplace :	Yes
Terrace :	Yes
Furnished :	Yes
Internet :	Yes
PVC doors and windows :	Yes
Condition :	Renovated
Energy efficiency :	B

Price : 425.000 €

Stone house with spacious garden in Kaštel

In an ideal location in Kaštela, not far from Buje, is a beautiful two-storey house with stone and wood elements, offering a unique blend of modern design and traditional Istrian charm.

The house covers a gross area of

140 m², while the net area is 120 m². On the ground floor, which occupies about 100 m², there is an entrance area, a spacious kitchen connected to the dining room, a comfortable living room with a wood-burning fireplace, one bedroom and a modern bathroom. The upper floor is organized in an open-space concept with one bedroom, an additional bathroom and plenty of natural light. In addition to the house itself, there is a landscaped garden



LEONES REAL ESTATE

Ulica Olge Ban 9, 52470 Umag

e-mail: info@leones-realestate.hr

web: leones-realestate.hr

info: +385 99 284 2871

of 486 m², which contains green areas, several olive trees and a spacious terrace ideal for relaxing outdoors.

This property has an energy certificate B, which confirms its energy efficiency.

Central gas underfloor heating, which includes seven radiators, ensures comfortable warmth in the winter months, while a gas boiler provides additional functionality. A wood-burning fireplace adds a special atmosphere to the living room, and a biological pit is an environmentally sustainable solution for drainage. The terrace and surroundings are the perfect place to enjoy the peaceful surroundings and the view of nature.

This house is ideal for family life, vacation or as an investment for tourist rental thanks to its attractive location and practical layout. It is located in a quiet village, yet close to all important amenities.

Don't miss this opportunity!

www.leones-realestate.hr