

**ARX PRIMUS**

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<b>Code :</b>	00465
<b>Location :</b>	Buje
<b>Building size :</b>	200 m <sup>2</sup>
<b>Lot size :</b>	670 m <sup>2</sup>
<b>Distance from center :</b>	4000 m
<b>Distance from sea :</b>	10000 m
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	4
<b>Parking :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Year of construction :</b>	2025
<b>Energy efficiency :</b>	A+

**Price :** 550.000 €

Villa in a beautiful location on the edge of the village Momjan, surrounded by vineyards.

Ground floor: Entrance with entrance hall and toilet, kitchen, dining room, living room and technical room. First floor: staircase with hallway, three bedrooms each with bathroom and outdoor terrace and laundry area. There are three parking spaces on the plot, a garden with automatic irrigation system, a swimming pool measuring 10x3.70 and covered summer kitchen. Underfloor heating via heat pumps, cooling with fancoils and domestic hot water with solar panels.