



Code :	00806
Location :	Buje
Building size :	205 m2
Lot size :	1800 m2
Distance from center :	1000 m
Distance from sea :	10000 m
Number of rooms :	4
Number of bathrooms :	5
Seaview :	Yes
Parking :	Yes
Air conditioning :	Yes
Swimming pool :	Yes
Year of construction :	2025
Energy efficiency :	A

Price : 950.000 €

A beautiful stone villa located in the north of Istria, near Buje. Surrounded by lush nature, olive trees and rolling hills, this exceptional property combines traditional aesthetics with a modern lifestyle - just a short drive from the Adriatic coast and charming hilltop villages. Property description: The spacious villa is thoughtfully arranged over two floors and offers the perfect balance of comfort, style and functionality. Ground floor: • Cozy living room with rustic wooden beams and a cozy fireplace, creating a warm, inviting atmosphere. • Fully equipped kitchen and dining room with access to the garden and pool. • Guest toilet and storage room for convenience. • One bedroom with en suite bathroom, ideal for guests or single-level living. • Direct access to a covered terrace and landscaped Mediterranean garden. • Large swimming pool surrounded by greenery and sunbathing area - perfect for relaxing and entertaining. First floor: • Three comfortable bedrooms, each with its own bathroom. • Access to a spacious terrace with a beautiful panoramic view of the surrounding countryside and the distant sea. Outdoor amenities: • Peaceful olive grove and cultivated garden. • Fenced yard with complete privacy. • Shaded seating and dining areas. • Private driveway and easy road access. Location highlights: • Peaceful rural setting with panoramic views. • Close to picturesque hilltop towns, beaches, wineries and cycling/hiking trails. • Ideal for a peaceful stay, vacation or investment with rental potential. Whether you dream of a peaceful home in nature or are looking for an authentic Istrian retreat with high rental appeal, this villa offers unparalleled value and charm.