



<b>ID :</b>	00166
<b>Location :</b>	Buje
<b>Building size :</b>	440 m2
<b>Lot size :</b>	501 m2
<b>Distance from center :</b>	100 m
<b>Distance from sea :</b>	170000 m
<b>Number of floors :</b>	2
<b>Parking :</b>	Yes
<b>Garage :</b>	Yes
<b>Energy class :</b>	Not specified
<b>Condition :</b>	For renovation

**Price :** 330.000 €

A spacious house with a total area of over 400 m<sup>2</sup>, arranged over three floors, is for sale. The property is located just a few minutes' drive from Grožnjan, in a quiet settlement with quick road connections to Buje and the surrounding area.

Part of the house is habitable and currently rented, with the possibility of taking over the lease.

The landscaped and generous yard is suitable for building a swimming pool or additional facilities. Traditional taverns and wineries are nearby, and the well-maintained beaches and the sea are about a 20-minute drive away.

The large surface and three-floor layout offer significant potential for various uses.