



Code :	02816
Location :	Buzet
Building size :	90.00 m ²
Plot size :	400 m ²
Garden size :	400 m ²
Numer of floors :	2
Number of bedrooms :	2
Number of rooms :	3
Number of bathrooms :	2
Energy efficiency :	being prepared
Year of last adaptation :	2025
Jacuzzi :	Yes
Sauna :	Yes
Air conditioning :	Yes
Građevinska :	Yes
Vlasnički list :	Yes
Air conditioning :	Yes

Price : 239.000 €

For sale is a fully renovated detached authentic Istrian stone house with a living area of 90 m², situated in a peaceful and sunny location near Sovinjak. This charming property offers a perfect combination of traditional Istrian character and modern comfort, featuring beautiful views, privacy, and a relaxing atmosphere surrounded by nature. The 90 m² house extends over two floors. The ground floor consists of an entrance hall, two spacious bedrooms, a bathroom, sauna, and storage room, while the first floor offers a kitchen connected to the dining area and living room, as well as an additional bathroom. The property has been completely renovated, and the owners possess photo documentation of all renovation phases. During the renovation, a new roof, new concrete slabs, electricity and water installations, new interior and exterior stone pointing, new aluminum joinery, wooden parquet flooring in the bedrooms, and modern ceramics and sanitary ware in the remaining rooms were installed. The house is situated on a 400 m² plot and is southwest-oriented, providing plenty of natural light throughout the day. Special features of this property include a jacuzzi and sauna, offering additional luxury and relaxation. The landscaped yard ensures privacy and space for outdoor enjoyment, while the covered parking area adds convenience to everyday living. Heating and cooling are provided via air conditioning, fireplace, and electric heating. The location near Sovinjak is known for its peaceful surroundings, nature, cycling trails, restaurants, and wine cellars, making this property an ideal choice for family living, a holiday home, or an investment for tourist rental in an authentic Istrian environment.

NOTE: We are not responsible for any errors in property descriptions, but we strive to be as precise and accurate as possible. The property can only be viewed with a signed Brokerage Agreement, which serves as the basis for further actions related to the purchase and the



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payment of the commission, all in accordance with the Real Estate Brokerage Act.