

Villa

Buzet, Istria



Ref	RE-U-45164
Type	Villa
Region	Istria > Umag
Location	Buzet
Front line	No
Sea view	No
Distance to sea	37000 m
Floorspace	150 sqm
Plot size	1225 sqm
No. of bedrooms	2
No. of bathrooms	2
Price	€ 420 000

BUZET - House with Swimming Pool, 37 km from the Sea.

Total living area 150 sq m, plot size 1,225 sq m. Year of construction - 2023.

Buzet is a charming hilltop town perched on a velvety green hillside, surrounded by impressive stone walls and enriched by authentic Istrian gastronomy. Widely known as the town of truffles, Buzet is located near the famous truffle hunting grounds found in the forests of the Mirna River valley. One of the region's most valuable characteristics is its unspoiled nature, where coastal and mountainous landscapes blend seamlessly with rolling hills and the Mirna River valley, creating truly unique and picturesque views.

The wider Buzet area is situated in the northern interior of Istria, positioned between three major urban centers: Rijeka, Trieste and Pula. The region is exceptionally diverse, with elevations ranging from 10 meters to over 1,000 meters above sea level. Buzet and its surrounding area, known as Bužeština, cover approximately 165 square kilometers and are renowned for their natural beauty, tranquility and quality of life.

Surrounded by greenery and located not far from the town of Buzet, this house with a swimming pool is offered for sale in a peaceful and authentic setting. The location provides a genuine experience of a small Istrian village, offering privacy, relaxation and an escape from everyday noise, while still being within easy reach of the more dynamic towns of Istria and their wide range of amenities.

In addition to its excellent location, the property stands out for its quality construction, ensuring long-term comfort and satisfaction. The architectural design blends harmoniously with the natural surroundings, creating a perfect balance between modern design and the environment. The house is designed as a single-storey property and consists of one elegantly furnished and well-equipped residential unit.

The interior features an open-plan living concept that combines the kitchen, dining area and living room, with direct access to a covered terrace. The house also includes two bedrooms, two bathrooms and a storage room. The landscaped garden is carefully designed both aesthetically and horticulturally, while the swimming pool with sunbathing area completes the sense of harmony and comfort.

Thanks to its excellent location, thoughtful layout of both interior and exterior spaces, and proximity to nature, this property is ideal for comfortable family living or as a high-quality investment for tourist rental and hospitality purposes in Istria.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

Property advantages:

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Swimming pool
Storage
Garden
Urbanized
Modern

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Price per m²:
2.800 €

Average price/m² of this type
in this region:
3.803 €

Median price/m² of this type
in this region:
3.763 €

Average price/m² of this type
in Croatia:
4.567 €

Median price/m² of this type
in Croatia:
3.950 €

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