

# Villa

Buzet, Istria



|                        |               |
|------------------------|---------------|
| <b>Ref</b>             | RE-U-13859    |
| <b>Type</b>            | Villa         |
| <b>Region</b>          | Istria › Umag |
| <b>Location</b>        | Buzet         |
| <b>Front line</b>      | No            |
| <b>Sea view</b>        | No            |
| <b>Floorspace</b>      | 285 sqm       |
| <b>Plot size</b>       | 3030 sqm      |
| <b>No. of bedrooms</b> | 4             |

# Villa

## Buzet, Istria



**No. of bathrooms**

3

**Price**

€ 700 000

# Villa

## Buzet, Istria



Modernly designed villa with swimming pool in the spacious garden in the area of Buzet!  
It is a romantic area which reminds of Tuscany.

This superbly designed award-winning villa of 285 m2 extends through the ground floor and first floor plus the basement.

In the basement there is a garage of 36 m2, a boiler room and a spacious typical Istrian tavern with an open fireplace for pleasant gatherings on rainy and colder days.

The ground floor of the villa has a fully equipped modern kitchen with dining area and lounge with access to a covered terrace of 50m2, bedroom with private bathroom equipped with whirlpool tub, pantry and wc.

On the first floor of the villa there are three bedrooms, study, pantry, two bathrooms and a covered terrace.

Spacious spaces, quality furniture, wonderful tasteful decoration, exceptional equipment and **central heating** guarantee the exceptional comfort of this well-built villa.

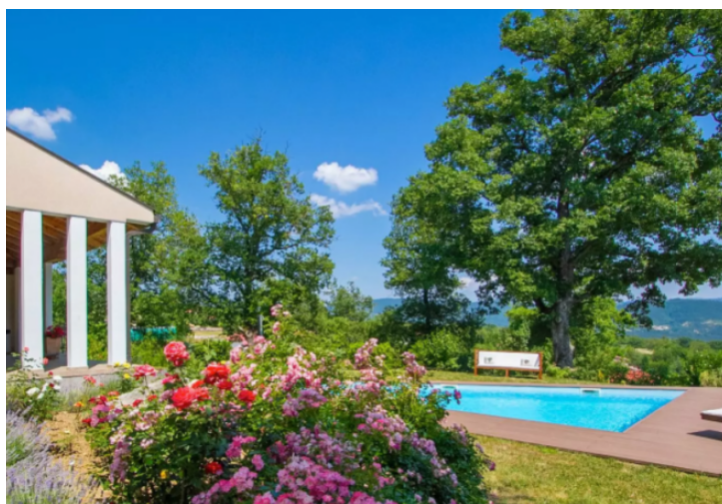
Land plot of property is 3030 m2 on which there is a swimming pool of 50 m2 with sun deck area.

The perfect property for a quiet family life close to all the amenities needed for living or investing with a high tourist potential given the many specifics of Buzet, areas of rich excursion opportunities throughout the year and beautiful greenery views from the hillsides.

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.

# Villa

Buzet, Istria



# Villa

Buzet, Istria



Tel: +385 91 357 3071 Viber, Whatsapp  
adrionikainfo@gmail.com  
www.adrionika.com

# Villa

Buzet, Istria



Tel: +385 91 357 3071 Viber, Whatsapp  
adrionikainfo@gmail.com  
www.adrionika.com

# Villa

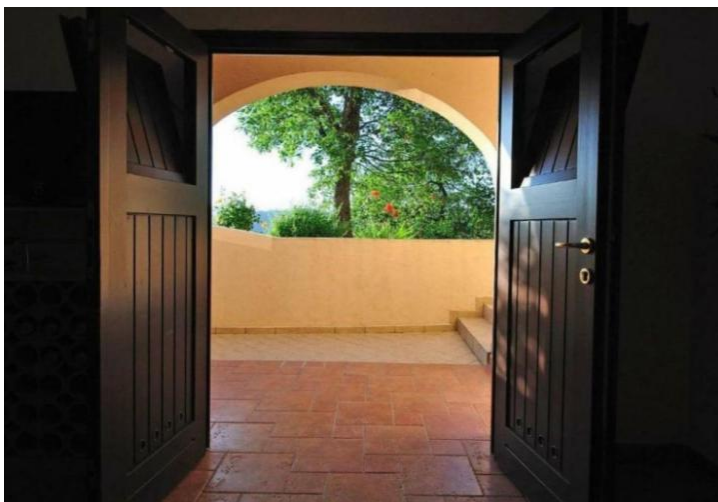
Buzet, Istria



Tel: +385 91 357 3071 Viber, Whatsapp  
adrionikainfo@gmail.com  
www.adrionika.com

# Villa

Buzet, Istria



Tel: +385 91 357 3071 Viber, Whatsapp  
[adrionikainfo@gmail.com](mailto:adrionikainfo@gmail.com)  
[www.adrionika.com](http://www.adrionika.com)

# Villa

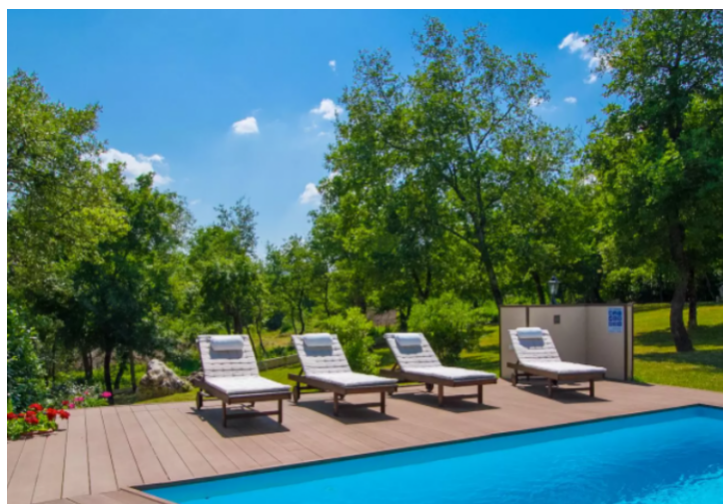
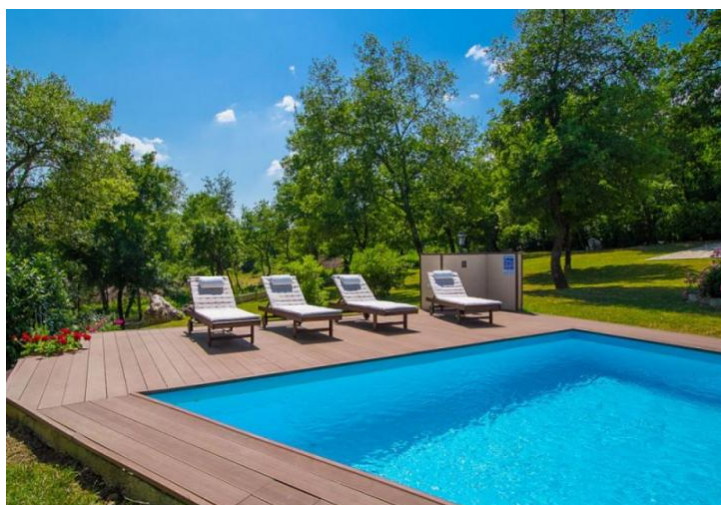
Buzet, Istria



Tel: +385 91 357 3071 Viber, Whatsapp  
adrionikainfo@gmail.com  
www.adrionika.com

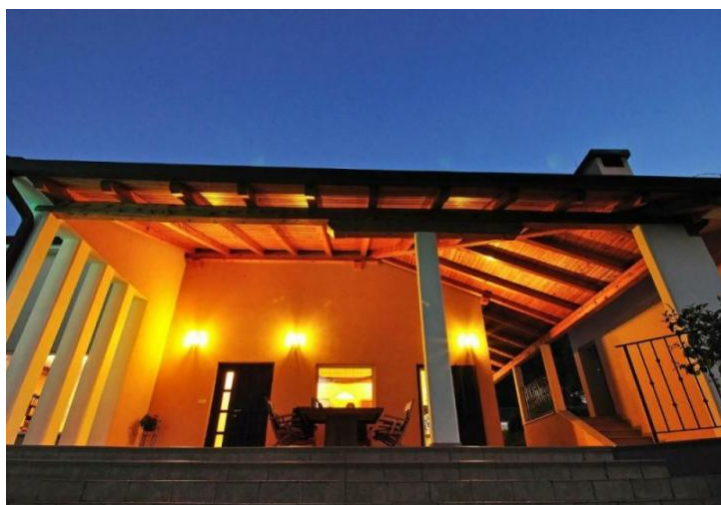
# Villa

Buzet, Istria



# Villa

Buzet, Istria



Tel: +385 91 357 3071 Viber, Whatsapp  
[adrionikainfo@gmail.com](mailto:adrionikainfo@gmail.com)  
[www.adrionika.com](http://www.adrionika.com)