



Code :	00532
Location :	Buje
Building area :	616 m ²
Land area :	3600 m ²
Distance from the center :	4000 m
Distance from the sea :	15000 m
Orientation :	South
Number of floors :	4
Number of bedrooms :	8
Number of rooms :	12
Number of bathrooms :	8
Number of toilets :	1
Storage room :	Yes
Parking :	Yes
Private pool :	Yes
Air conditioning :	Yes
Heat pump :	Yes
Underfloor heating :	Yes
Fireplace :	Yes
Year of construction :	1891
Condition :	Renovated
Ownership certificate :	Yes
Building permit :	Yes
Occupancy permit :	Yes
Electricity infrastructure :	Yes
Water infrastructure :	Yes
Septic tank :	Yes

Price **2.900.000 €**

A historic Venetian estate is for sale in a peaceful location near Buje, which has been expanded and renovated over the centuries, acquiring its current appearance in 1891. The estate combines historical character with modern comfort, featuring a total of 3,600 m² of land and an additional 12,000 m² of leased agricultural land with meadows and orchards that provide tranquility, a natural environment, and an abundance of seasonal fruit.

By 2017, all buildings had been fully renovated while retaining their original charm. Natural materials were used throughout, including wooden ceilings, terrazzo and wooden floors, resin floors in the bathrooms, and handmade metal details by local craftsmen. The heating and cooling systems include wall systems in all rooms, underfloor heating on the ground floor and in the



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bathrooms, a gas system combined with solar panels and a heat pump. The property features a modern electrical system and high-quality sanitary fittings.

The estate has an official 5-star classification and a permit for tourist use, meeting all fire safety and legal requirements.

It consists of a three-story manor house with an entrance house, outbuildings, and additional spaces for various purposes. The main house has seven bedrooms – five with en-suite bathrooms and two with bathrooms in the hallway. On the ground floor, there is the main bedroom with a living room and bathroom, while the other rooms are located on the upper floors. Additional beds for guests and cribs are available. A spacious living room with a fireplace, a large kitchen with a pantry, and a dining room for up to 20 people create a comfortable living space. The attic features a work corner, and in a separate guest house, there is a living room with a fireplace, a kitchenette, a terrace overlooking the garden, a bedroom, and a bathroom.

The outdoor area includes a large swimming pool with a house (changing rooms, shower, and toilet), which can be converted into a sauna or spa zone, a pergola with a shaded area and barbecue, and a landscaped garden with Mediterranean herbs, lavender, rosemary, jasmine, cypress trees, walnut trees, and medlar. Covered parking spaces for two vehicles are provided, with additional space for 8-10 cars.

The estate also includes building plots suitable for future projects or expansion.

This property represents an excellent investment opportunity for tourism purposes, gourmet events, an exclusive restaurant, or a boutique hotel. The spacious kitchen is ideal for professional culinary use, and the dining room can accommodate up to 20 guests.

The surrounding area offers numerous recreational and leisure opportunities – climbing routes are just a 5-minute walk away, hiking trails are a 15-minute drive, renowned olive oil and wine producers are 10-20 minutes away, restaurants and a golf course are 30 minutes away, and areas known for truffle hunting and the Istrian wilderness are in close proximity.

The property is sold fully furnished and ready for use.

For more information and to arrange a viewing, please feel free to contact us.