



Code :	ISH2530
Location :	Buzet
Building size :	450 m2
Lot size :	2000 m2
Number of rooms :	0
Year of built :	1966
Heating :	-
Energy efficiency :	processing

Price :	400.000 €
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Makler-Courtage von 3% zzgl. den gesetzlichen Mwst ist bei Vertragsabschluss fällig.

ISTRIAN VILLAGE WITH FOUR HOUSES

ISTRIAN VILLAGE WITH FOUR HOUSES – A UNIQUE PROPERTY FOR PRIVATE LIVING, TOURISM AND INVESTMENT

Location: Istria County, Buzet – Duričići

Property type: Detached houses / entire hamlet

Number of buildings: 4 houses

Total living area: approx. 450 m²

Land area: approx. 2,000 m²

Number of rooms: 12

Year built: 1966

Property ID: 544

Set in a peaceful and authentic location in the heart of Istria, near Buzet, this entire small hamlet consisting of four houses is offered for sale. The buildings form a private, self-contained estate surrounded by nature.

One of the property's most distinctive features is its exceptional level of privacy. The estate offers a wide range of possibilities – from a spacious private family retreat to the development of a tourism or agricultural project.

The property consists of:

- one habitable house of approx. 100 m², arranged over the ground floor and two upper floors;
- a second house of approx. 100 m², comprising a ground floor and first floor, currently in shell condition;
- two additional houses, each with a footprint of approx. 50 m², both requiring renovation.

The estate includes approximately 2,000 m² of land. Additional surrounding plots are also owned by the seller and may be purchased separately by agreement.

The property offers excellent potential for the development of rural or agritourism, holiday homes, a small boutique resort or an exclusive private estate. Its natural surroundings and available land also provide opportunities to combine tourism with agricultural activities, such as olive growing, vineyards and other traditional Mediterranean crops.

A further advantage is the proximity to some of Istria's best-known attractions, including Hum, known as the smallest town in the world, and Kotli, one of the most picturesque natural and excursion destinations in this part of Istria.



The property is easily accessible by road, while its central Istrian location provides convenient access to different parts of the peninsula, the Kvarner region and the Adriatic coast.

Investment Potential

This estate is particularly attractive to buyers looking for an exceptional property with authentic character and significant development potential. The four separate buildings allow for phased renovation and a variety of concepts – from private residential use with guest accommodation to a distinctive tourism project featuring several individual holiday homes. A rare opportunity to acquire an entire Istrian hamlet with four houses, outstanding privacy and excellent potential for future development.

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