ID: 2893

SALE OF A SPACIOUS FAMILY HOUSE WITH A LARGE ESTATE

Berek, Bjelovar

155,000 €
298 €/m^2







The Bjelovar-Bilogora County is located in the heart of continental Croatia, on the slopes of the gentle Bilogora, with the constant development of transport infrastructure and other facilities, it is becoming an increasingly desirable destination for living. Due to the increasingly better connections with Zagreb and excellent conditions for entrepreneurs, there are more and more investors in this area. It is precisely in the aforementioned county that the city of Bjelovar is located, which is the largest city in the county, the most hospitable city in Croatia with the development of continental tourism on the wings of the soon-to-open Wellovar, the most modern spa in Croatia.

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Right near Bjelovar there is a spacious, habitable family house of 520 m2. The house has three floors, a furnished ground floor consisting of an entrance hall, kitchen, pantry, storage room, garage, dining room, living room and two bedrooms, a modern bathroom (bathtub and shower cabin, built-in Geberit cistern). An internal granite staircase with a wrought iron railing leads to the first floor where we are greeted by a living room with a dining room, kitchen, two bedrooms, bathroom, terrace and balcony. The high attic is prepared for a new apartment, or another residential unit in the property. The entire house is suitable for two large families. No expense was spared on materials in the interior (granite flooring, parquet floors, newly installed high-quality aluminum joinery with double glazing and seven gas chambers). The house has air conditioning and central heating, reinforced concrete interfloor structures, which further strengthens the building and makes it safe and earthquake-resistant.

Next to the main house there is a newly built auxiliary building with a floor plan of 105m2 on two floors, suitable for business premises due to the height of the rooms, which gives the property even greater potential. Within the 18,000 m2 garden there are arable areas of flat ground and rectangular shape. Hardworking hands planted and carefully nurtured various fruit trees, hazelnut, walnut, fig, pear, plum, apple.

The aforementioned houses and spacious garden represent a very interesting property due to their large living area, land area, location and purchase price, which offer the future owner the opportunity for comfortable living, with the possibility of carrying out certain agricultural or tourist activities.

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Summary

LOCATION	Berek, Bjelovar	PROPERTY ID	2893
PRICE	155,000 €	TYPE	House
AREA	520 m²	GARDEN AREA	18,000 m²
YEAR BUILT	1974.	YEAR RENOVATED	2022.
ORIENTATION	Southwest	NUMBER OF FLOORS	-
ROOMS	12	BEDROOMS	6
BATHROOMS	2	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	Yes	PARKING SPACES	10
POOL	-	VIEW AT	Nature and greenery
ACCESS ROAD	-	JOINED ROOMS	Garage and two storage rooms
CEILING HEIGHT	280 cm	ELEVATOR	-

HEATING	Central, Wood stove	JOINERY	Aluminum, Very good, PVC
WALLS MATERIAL	Brick, Concrete	WALLS CONDITION	-
TILES	-	PARQUET	Excellent
FACADE	-	ROOF	Bramac, Salonit
INTERNAL STAIRS	Excellent	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	Yes	ENERGY CERTIFICATE	-

Extra features

- Terrace
- Balcony
- Loggia
- Pantry
- Garden
- Yard
- Garage
- Access road
- Tavern

Infrastructure

- Electricity
- Water
- Sewerage
- Phone line

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