



# EXCLUSIVE DETACHED HOUSE FOR RENOVATION IN A QUIET LOCATION

 Obrovnica, Bjelovar

 **26,500 €**  
245 €/m<sup>2</sup>



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.



Not far from the center of Bjelovar, more precisely in Obrovnica, there is the aforementioned detached single-storey house in a very quiet location, with an area of 108 m<sup>2</sup> on a plot of 1917 m<sup>2</sup>. The aforementioned single-storey house was built in 1930, has two entrances, 4 rooms and a basement, and is in need of complete renovation, which certainly gives the future owner the opportunity to decorate it to their own taste. The house has high ceilings of 3.5 m, which certainly expands the space, and there are water and electricity connections on the plot itself.

The mentioned house represents a very interesting real estate due to its area, location and purchase price, and offers the future owner the opportunity with additional investment for a very comfortable residence in one of the most sought-after locations in the vicinity of the city of Bjelovar, and with additional investment, it has the potential due to the frequent location for the construction of a facility for tourist rental, and guarantees a guaranteed return on invested funds over the years of carrying out the aforementioned activities.

FOR ALL OTHER INFORMATION, CALL:

+385 98 472 349

branka.novakovic@family-nekretnine.hr

Branka Novaković Olujić

Licensed agent

## Summary

LOCATION	Obrovnica, Bjelovar	PROPERTY ID	2911
PRICE	26,500 €	TYPE	House
AREA	108 m <sup>2</sup>	GARDEN AREA	1,809 m <sup>2</sup>
YEAR BUILT	1930.	YEAR RENOVATED	-
ORIENTATION	-	NUMBER OF FLOORS	-
ROOMS	4	BEDROOMS	3
BATHROOMS	-	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	Yes	PARKING SPACES	-
POOL	-	VIEW AT	-
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	350 cm	ELEVATOR	-
HEATING	-	JOINERY	-
WALLS MATERIAL	Brick	WALLS CONDITION	-
TILES	-	PARQUET	-
FACADE	There is none	ROOF	Mediterranean
INTERNAL STAIRS	-	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	-	ENERGY CERTIFICATE	-



## Extra features

- Access road
- Yard

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