ID: 2911

# EXCLUSIVE DETACHED HOUSE FOR RENOVATION IN A QUIET LOCATION

Obrovnica, Bjelovar

**26,500 €**
245 €/m$^2$







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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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 $m^2$ on a plot of 1917 $m^2$. 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:

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Licensed agent

## Summary

| | | | |
|---|---|---|---|
| LOCATION | Obrovnica, Bjelovar | PROPERTY ID | 2911 |
| PRICE | 26,500 € | TYPE | House |
| AREA | 108 m² | GARDEN AREA | 1,809 m² |
| 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 | - |

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## Extra features

- Access road
- Yard

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