ID: 3017

ONLY WITH US, DETACHED HOUSES FOR RENOVATION WITH ORCHARD ARE FOR SALE

Novi Pavljani, Bjelovar

55,000 €
688 €/m^2







Bjelovar Surroundings – Old Manor House with Character and Great Potential

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 welcoming city in Croatia with the

development of continental tourism on the wings of the soon-to-open Wellovar, the most modern spa in Croatia.

An older house is for sale, located in a quiet rural setting, only 4 km from the center of Bjelovar. It is a former old manor house with an area of 80 m2, recognizable by its facade with spacious six windows facing, which gives it a special charm, character and great architectural potential.

The property is currently being viewed as a house for renovation, with the aim of adapting it to a comfortable family life. The house does not have a water connection or a bathroom, but the interior is designed in such a way that it is possible to live in immediately with the existing conditions, while future owners have the freedom to arrange the space according to their own wishes.

The yard consists of:

lawn and orchard behind the house

well

outdoor toilet

The environment is quiet and very low traffic, ideal for those seeking peace, privacy and life outside the hustle and bustle of the city.

Behind the house there is an additional part of arable land that can be used as arable land. This land is not a mandatory part of the purchase, but there is the possibility of purchasing the house without this part of the land, by agreement.

If you are looking for a city that is small enough for a relaxed life, while at the same time offering everything you need for everyday life, Bjelovar is an excellent choice. Located on the gentle slopes of Bilogora, the city offers plenty of greenery, a pleasant pace of life and good connectivity, while Zagreb is nearby for all business and urban needs.

Bjelovar is also particularly valuable due to its rapid development in recent years – strengthening the economy, developing infrastructure and large projects such as Terme Bjelovar / Wellovar, which bring strong tourism and sports potential and further increase the attractiveness of this area.

This property represents an excellent opportunity for those who want a house with a story, great potential and space to create a home according to their own ideas and needs.

FOR ALL OTHER INFORMATION CALL:
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Branka Novaković Olujić
Licensed agent

Summary

LOCATION	Novi Pavljani, Bjelovar	PROPERTY ID	3017
PRICE	55,000 €	TYPE	House
AREA	80 m²	GARDEN AREA	-
YEAR BUILT	1930.	YEAR RENOVATED	1980.
ORIENTATION	Southwest	NUMBER OF FLOORS	-
ROOMS	3	BEDROOMS	2
BATHROOMS	-	TOILETS	1
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	Yes	PARKING SPACES	6
POOL	-	VIEW AT	City and greenery
ACCESS ROAD	-	JOINED ROOMS	Storage room
CEILING HEIGHT	300 cm	ELEVATOR	-
HEATING	Wood stove	JOINERY	Wooden
WALLS MATERIAL	Brick	WALLS CONDITION	-
TILES	-	PARQUET	Bad
FACADE	Bad	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
- Tavern
- Terrace
- Pantry
- Garden
- Yard

Infrastructure

- Electricity

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