



BEAUTIFUL FAMILY HOUSE FOR SALE IN POŽEGA – REDUCED PRICE

Požega

180,000 €
818 €/m²



Požega is a city located in the heart of Slavonia, in the fertile Požega Valley, surrounded by hills and vineyards. Due to its rich history and cultural heritage, it is often called the "Athens of Slavonia". Its center is adorned with baroque buildings and squares that testify to the importance that Požega has had throughout the centuries.

In Požega, in a highly sought-after location, there is a family house with two separate residential units with a total area of 220m². The property consists of two floors, on the ground floor there is a spacious entrance area, a bathroom with a living room, a large open room where the kitchen, dining room and living room are located, and a hallway that leads to three



comfortable bedrooms. The second floor consists of an entrance area, bathroom, bedroom, living room, kitchen, dining room with access to a spacious balcony, and two very bright bedrooms.

In addition to the living space, the property has a large garage suitable for parking two cars, a woodshed, a terrace with a barbecue, a workshop with a wood-burning boiler, and above it there is an open terrace with additional storage rooms.

The building has been gradually and carefully renovated in the last few years, emphasizing the quality of workmanship and future comfortable living in the building. The roof structure has been changed, stone wool has been installed as sound and thermal insulation with a thickness of 15-20 cm. Thermal insulation of the external facade with a thickness of 5 cm, with the highest quality polystyrene. It is necessary to install the final layer of the facade according to the wishes of the future owner, the joinery has been replaced and a quality Austrian model of PVC profile has been installed. Aluminum shutters in anthracite color have been installed on all windows, and quality mosquito nets have been installed on each window sash in the rooms that are easy to clean and dismantle. The heating system is central wood-fired. The building ensures economical use of the same due to the below-average use of raw materials for fuel. The property is sold mostly equipped with all appliances and elements depending on the agreement with the seller.

The above-mentioned family house is a very attractive property due to its location, layout and spacious living area, which allows the future buyer to use the property for very comfortable living, even for several families due to the beautiful division of the building or offers the possibility of engaging in catering activities by renting it out with an assured return on investment.

FOR ALL OTHER INFORMATION, CALL:

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Assistant in mediation

Summary

| | | | |
|-------------------|--------------------|----------------------|--------------------|
| LOCATION | Požega | PROPERTY ID | 3214 |
| PRICE | 180,000 € | TYPE | House |
| AREA | 220 m ² | GARDEN AREA | 414 m ² |
| YEAR BUILT | 1985. | YEAR RENOVATED | 2024. |
| ORIENTATION | - | NUMBER OF FLOORS | - |
| ROOMS | 8 | BEDROOMS | 6 |
| BATHROOMS | 2 | TOILETS | 2 |
| DISTANCE FROM SEA | - | DISTANCE FROM CENTER | - |



| | | | |
|-----------------|---------------------------------------|--------------------------|---------------------|
| PARKING | Yes | PARKING SPACES | - |
| POOL | - | VIEW AT | - |
| ACCESS ROAD | - | JOINED ROOMS | - |
| CEILING HEIGHT | 3 cm | ELEVATOR | - |
| HEATING | Central, Air conditioning, Wood stove | JOINERY | Excellent, PVC |
| WALLS MATERIAL | - | WALLS CONDITION | - |
| TILES | - | PARQUET | Excellent, Laminate |
| FACADE | Thermal insulation | ROOF | Tin Roof |
| INTERNAL STAIRS | - | EXTERNAL STAIRS | - |
| OWNERSHIP TYPE | Orderly | CERTIFICATE OF OWNERSHIP | Yes |
| USAGE PERMIT | Yes | ENERGY CERTIFICATE | - |



Extra features

- Terrace
- Balcony
- Yard
- Garage
- Access road

Infrastructure

- Electricity
- Water
- Gas
- Sewerage
- Phone line

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