ID: 3267

SALE OF A HOUSE IN AN ATTRACTIVE TOURIST LOCATION WITH GREAT POTENTIAL

Velika

248,000 €
642 €/m²







Velika is a municipality located on the southern slopes of Papuk in the Požega Valley, which is part of the Papuk Nature Park. It is known for its natural beauty, forests, hiking trails and picnic areas, which makes it a popular destination for tourism and recreation. It also has a rich cultural and historical heritage and a developed local economy based on agriculture and tourism.

This very interesting property with great potential is located in Velika. The house covers an impressive 386 m², with a charming auxiliary building of 180 m², and everything is surrounded by a spacious garden of 500 m² that provides an additional sense of comfort and

privacy. On the first floor there are 3 spacious bedrooms, a large living room with a dining area. A hallway from which we enter the bathroom, and a laundry room within the bathroom. Also from the hallway we reach the kitchen with a dining area next to which there is a spacious pantry. The ground floor consists of a garage, a boiler room, a business space with several additional rooms and a toilet. The building is equipped with high-quality PVC joinery with ISO glazing. Central heating is via a gas combi boiler, while air conditioning is used for cooling. The staircase is covered in marble stone, and there is laminate flooring in the living room and bedrooms. Ceramic tiles are installed in the bathroom, laundry room, hallway, dining area, kitchen, and the entire ground floor. The property has a 12cm polystyrene thermal facade, while the roof is covered with sheet metal that is hidden by a parapet on which a 3 kV solar power plant is installed. The gutters are heated so that they cannot freeze during cold winters. The fences are made of high-quality stainless steel that cannot corrode.

The auxiliary building on the ground floor consists of a garage, three storage rooms and a smokehouse, while on the first floor there is a beautiful space for socializing with a barbecue, summer kitchen and toilets.

The property is worth noting because of its quiet location, extremely high quality, high energy efficiency, beautiful natural beauty, and offers the possibility of engaging in catering activities by renting it out with an assured return on investment, because Velika is one of the most sought-after tourist destinations in the Požega-Slavonia County.

FOR ALL OTHER INFORMATION, CALL:

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Summary

LOCATION	Velika	PROPERTY ID	3267
PRICE	248,000 €	TYPE	House
AREA	386 m²	GARDEN AREA	500 m²
YEAR BUILT	1968.	YEAR RENOVATED	-
ORIENTATION	Southwest	NUMBER OF FLOORS	-
ROOMS	4	BEDROOMS	3
BATHROOMS	1	TOILETS	2
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	Yes	PARKING SPACES	-
POOL	-	VIEW AT	-
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	-	ELEVATOR	-
HEATING	Gas stove, Central	JOINERY	Excellent, PVC

ID: 3267

WALLS MATERIAL	Concrete	WALLS CONDITION	-
TILES	-	PARQUET	Very good, Laminate
FACADE	Thermal insulation	ROOF	Tin Roof
INTERNAL STAIRS	Excellent	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	-	ENERGY CERTIFICATE	-

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Extra features

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

Infrastructure

- Electricity
- Water
- Gas
- Sewerage
- Phone line
- Optical internet

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