



## NEAT FAMILY HOUSE WITH BASEMENT AND SPACIOUS GARDEN IN LAĐEVAC

📍 Lađevac 125, Okučani

🏠 60,000 €  
588 €/m<sup>2</sup>



Okučani is a settlement and municipality in the western part of Slavonia, located in Brod-Posavina County. Thanks to its favorable traffic position along the A3 highway and the railway, it is an important traffic and economic center of this part of Croatia. Surrounded by the fertile Slavonian plains, Okučani offers a peaceful way of life, and is distinguished by its developed agriculture, entrepreneurship and good connections with larger cities in the region.

In the quiet settlement of Lađevac there is a quality, recently built family house with a total living area of 102 m<sup>2</sup>, located on a spacious plot of 984 m<sup>2</sup>. The property offers an ideal



combination of comfort, functionality and privacy, making it an excellent choice for family life or a quiet stay away from the hustle and bustle of the city.

The house is neatly maintained and equipped with gas central heating, which ensures a pleasant temperature throughout the year. The floors in the rooms and living room are covered with laminate, while the kitchen and entrance hall are equipped with ceramic tiles, providing practicality and easy maintenance. The attic is unfinished, but due to its sufficient height it offers the possibility of building additional rooms or bedrooms according to needs.

The property is further enhanced by the basement, which provides ample space for storage, a workshop or other needs of future owners, as well as neat documentation.

The property has all the necessary connections - water, electricity, sewage, telephone and internet - and is ready to move into without any additional investment. The large garden offers numerous possibilities for arranging a garden, a relaxation area, a children's playground or other facilities according to the wishes of future owners.

If you are looking for a cozy home with a spacious yard in a peaceful environment, this property is an excellent opportunity.

FOR ALL OTHER INFORMATION, CALL:

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Mislav Maričević

Assistant in mediation

## Summary

LOCATION	Lađevac 125, Okučani	PROPERTY ID	3380
PRICE	60,000 €	TYPE	House
AREA	102 m <sup>2</sup>	GARDEN AREA	984 m <sup>2</sup>
YEAR BUILT	2011.	YEAR RENOVATED	-
ORIENTATION	-	NUMBER OF FLOORS	-
ROOMS	4	BEDROOMS	2
BATHROOMS	2	TOILETS	2
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	-	PARKING SPACES	-
POOL	-	VIEW AT	-
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	-	ELEVATOR	-
HEATING	Gas stove	JOINERY	Excellent, PVC
WALLS MATERIAL	Brick	WALLS CONDITION	-
TILES	-	PARQUET	Very good, Laminate
FACADE	Very good	ROOF	Bramac
INTERNAL STAIRS	-	EXTERNAL STAIRS	-



OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	Yes	ENERGY CERTIFICATE	-



## Extra features

- Terrace
- Pantry
- Garden
- Yard
- Access road

## Infrastructure

- Electricity
- Water
- Gas
- Phone line

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