




PRODAJA KUĆE S POMOĆNIM OBJEKTIMA TE DVA JUTRA ZEMLJE U LAĐEVCU

 Lađevac, Okučani

 **40,000 €**
200 €/m²



Okučani is a village 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.

A neat family house is for sale in the quiet village of Lađevac, located on a 1,000 m² plot. Although the house is of older construction, it has been regularly maintained and provides a comfortable and functional living space.



The interior of the house exudes the warmth of home. The floors in the rooms are made of wooden planks that are of very high quality, while the kitchen, dining room, bathroom and entrance hall are covered with high-quality ceramic tiles. The property has all the necessary connections, including water, electricity, sewage and telephone. The house has a use permit.

The special value of this property is the numerous auxiliary buildings and the basement, which offer a wide range of uses – for agriculture, workshop, storage space or other economic activities. The spacious garden provides enough space for a garden, orchard, rest and recreation.

The price of the property also includes approximately two acres of agricultural land owned by the seller, which makes this offer extremely attractive for anyone looking for more space, the possibility of farming or an investment with added value.

If you are looking for a property that combines a peaceful environment, a large property and numerous possibilities for use, this house in Lađevac is an excellent opportunity.

FOR ALL OTHER INFORMATION, CALL:

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Assistant in mediation

Summary

LOCATION	Lađevac, Okučani	PROPERTY ID	3381
PRICE	40,000 €	TYPE	House
AREA	200 m ²	GARDEN AREA	1,000 m ²
YEAR BUILT	1968.	YEAR RENOVATED	1990.
ORIENTATION	-	NUMBER OF FLOORS	-
ROOMS	3	BEDROOMS	2
BATHROOMS	1	TOILETS	1
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	-	PARKING SPACES	-
POOL	-	VIEW AT	-
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	-	ELEVATOR	-
HEATING	Wood stove	JOINERY	Wooden, Good
WALLS MATERIAL	Brick	WALLS CONDITION	-
TILES	-	PARQUET	Excellent, Ship floor
FACADE	There is none	ROOF	Bramac
INTERNAL STAIRS	-	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	Yes	ENERGY CERTIFICATE	-



Extra features

- Loggia
- Pantry
- Garden
- Yard
- Garage

Infrastructure

- Electricity
- Water
- Sewerage
- Phone line

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