




OBITELJSKO IMANJE U LAĐEVACU – DVIJE KUĆE, PODRUMI, POMOĆNI OBJEKTI I OKUĆNICE

 Lađevac, Okučani

 **100,000 €**
331 €/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 spacious family estate in Lađevac is for sale, consisting of two houses, several outbuildings, landscaped gardens and approximately two acres of agricultural land. The properties are



located on separate plots, which provides future owners with additional flexibility of use, whether for multi-generational housing, farming or as an investment opportunity.

The first house is of recent construction, with a living area of 102 m², located on a plot of 984 m². It is equipped with gas central heating, and the floors in the rooms and living room are covered with laminate, while the kitchen and entrance hall are decorated with ceramic tiles. The house also has a basement and all the necessary connections - water, electricity, sewage, telephone and internet.

The second house is of older construction, neatly maintained and functional for living. Next to it is a garden of approximately 1,000 m² and numerous auxiliary buildings and a basement that offer a wide range of uses for storage, workshop, agricultural production or other economic activities. The floors in the rooms are wooden, while the kitchen, dining room, bathroom and entrance hall are tiled. The property has a use permit and water, electricity, sewage and telephone connections.

This offer is particularly valuable due to the agricultural land of approximately two acres that is included in the price, making this property an ideal choice for a family, farmers, craftsmen or anyone looking for a larger property with numerous development and use options.

This is a rare opportunity to purchase a complete property that combines two houses, spacious gardens, auxiliary buildings and valuable agricultural land in a peaceful Slavonian environment.

FOR ALL OTHER INFORMATION CALL:

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Summary

LOCATION	Lađevac, Okučani	PROPERTY ID	3382
PRICE	100,000 €	TYPE	House
AREA	302 m ²	GARDEN AREA	14,000 m ²
YEAR BUILT	2011.	YEAR RENOVATED	-
ORIENTATION	-	NUMBER OF FLOORS	-
ROOMS	6	BEDROOMS	4
BATHROOMS	3	TOILETS	3
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	-	PARKING SPACES	-
POOL	-	VIEW AT	-
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	-	ELEVATOR	-



HEATING	Gas stove, Wood stove	JOINERY	Wooden, Very good, PVC
WALLS MATERIAL	-	WALLS CONDITION	-
TILES	-	PARQUET	Very good, Laminate, Ship floor
FACADE	Good	ROOF	Bramac
INTERNAL STAIRS	-	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	Yes	ENERGY CERTIFICATE	-



Extra features

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

Infrastructure

- Electricity
- Water
- Gas
- Sewerage
- Phone line

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