ID: 3446

MORE THAN AN ESTATE - A LIFESTYLE, A LAVENDER FIELD AND A FINISHED PROJECT

Maglenča, Veliko Trojstvo

350,000 €
23 €/m²







MORE THAN AN ESTATE – A LIFESTYLE, A LAVENDER FIELD AND A COMPLETED PROJECT ON 15,000 m²

Just 7 km from Bjelovar and 30 minutes from Zagreb via the Zagreb–Bjelovar expressway, there is a unique, fully landscaped estate that combines a peaceful life in nature with the possibility of continuing a successful business.

Of particular value is the field with around 2,300 lavender bushes and immortelle and rosemary plantations, one of the most recognizable continental plantations on Bilogora, ideal for agrotourism, essential oil production, photography, events and tourist facilities.

The estate includes:

- Residential house (220 m²) – 6 bedrooms, 3 bathrooms, 2 living rooms with fireplaces, the possibility of two residential units, garage, video surveillance and several parking spaces.
- A house (190 m² + 80 m² terrace) built of solid oak and handmade bricks, with a fully equipped kitchen, office, bedroom and a spacious covered terrace.
- Two halls with a total capacity of up to 100 guests, ideal for banquets, celebrations, business meetings, training, seminars, presentations and team building programs.

Advantages:

- fully furnished and ready to move in
- fenced plot of land of 15,000 m²
- field of lavender, immortelle and rosemary
- electricity, water and gas
- neat 1/1 ownership without encumbrances
- furniture and some equipment included in the price
- possibility of purchasing additional land.

Ideal for: luxury holiday home, rural tourism, boutique hotel, event center, family farm or family life in nature.

Possible exchange for a smaller, newer property in Zagreb, Bjelovar or on the Adriatic up to €100,000 with an additional charge.

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Summary

LOCATION	Maglenča, Veliko Trojstvo	PROPERTY ID	3446
PRICE	350,000 €	TYPE	House
AREA	15,000 m²	GARDEN AREA	15,000 m²
YEAR BUILT	2000.	YEAR RENOVATED	2019.
ORIENTATION	Northwest	NUMBER OF FLOORS	-
ROOMS	7	BEDROOMS	6

ID: 3446

BATHROOMS	4	TOILETS	6
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	Yes	PARKING SPACES	12
POOL	-	VIEW AT	-
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	-	ELEVATOR	-
HEATING	Gas stove, Zonal, Air conditioning, Wood stove	JOINERY	Aluminum, Wooden, Excellent, PVC
WALLS MATERIAL	-	WALLS CONDITION	-
TILES	-	PARQUET	Excellent
FACADE	Excellent, Thermal insulation	ROOF	Bramac
INTERNAL STAIRS	Excellent	EXTERNAL STAIRS	Excellent
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	-	ENERGY CERTIFICATE	-

Extra features

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

Infrastructure

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

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