ID: 3447

TWO OAK HOUSES, SWIMMING POOL, VINEYARD AND ORCHARD

Voloder, Popovača

360,000 €
37 €/m²







DREAM ESTATE IN VOLODER – 9,770 m², TWO OAK HOUSES, SWIMMING POOL, VINEYARD AND ORCHARD

On the gentle slopes of Moslavina, in a peaceful and green environment, a unique estate of 9,770 m² is for sale, which offers complete privacy and numerous possibilities – from a luxurious holiday home and family life to a successful tourist rental.

The estate has two oak houses, a swimming pool with a landscaped sunbathing area, an orchard, a vineyard and an additional building, creating a harmonious whole for rest, recreation and enjoyment of nature.

The main house – categorized with 4

- living area 167 m²
- 60 m² covered terrace with oak fence
- built barbecue
- fully decorated and furnished
- air-conditioned
- ready for continued tourist rental or move-in.

Garden and facilities

- swimming pool with a paved sundeck
- a wooden pool house with a toilet and shower
- a bowling alley
- a children's play area
- a landscaped parking lot
- three separate accesses to the property.

Second oak house – unfinished

Built from new oak:

- basement 90 m²
- ground floor 74 m²
- attic 74 m²
- covered terrace 45 m²
- Ideal for arranging an additional holiday home, wellness or accommodation.

Additional building

On the upper part of the property there is another house of 40 m², suitable for guests, a workshop or a storage room.

Land

- total area 9,770 m²
- arranged orchard
- vineyard
- construction zone.
- All buildings have a use permit, and purchase is possible with a housing loan.

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This is not just a property, but an estate that provides space for a peaceful life, relaxation and socializing in nature, with the possibility of continuing the already successful tourist rental or developing your own business story.

For more information and to arrange a viewing, call

+385 98 472 349
branka.novakovic@family-nekretnine.hr
Branka Novaković Olujić
Licensed agent
Family nekretnine d.o.o.

Summary

LOCATION	Voloder, Popovača	PROPERTY ID	3447
PRICE	360,000 €	TYPE	House
AREA	9,770 m²	GARDEN AREA	167 m²
YEAR BUILT	2015.	YEAR RENOVATED	2015.
ORIENTATION	-	NUMBER OF FLOORS	-
ROOMS	3	BEDROOMS	2
BATHROOMS	2	TOILETS	3
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	Yes	PARKING SPACES	-
POOL	Yes	VIEW AT	-
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	-	ELEVATOR	-
HEATING	Classic, Air conditioning, Wood stove	JOINERY	Wooden
WALLS MATERIAL	-	WALLS CONDITION	-
TILES	-	PARQUET	Excellent
FACADE	There is none	ROOF	Bramac
INTERNAL STAIRS	-	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	-	ENERGY CERTIFICATE	-

Extra features

- Access road
- Terrace
- Pantry
- Garden
- Swimming pool
- Yard

Infrastructure

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

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