



## ATTRACTIVE LAND WITH A COTTAGE NEAR THE CENTER OF POŽEGA

 Centar, Požega

 **45,000 €**  
900 €/m<sup>2</sup>



Požega is a city located in the heart of Slavonia, in the fertile Požega Valley, surrounded by hills and vineyards. Due to its rich history and cultural heritage, it is often called the "Athens of Slavonia". Its center is adorned with Baroque buildings and squares that testify to the importance that Požega has had throughout the centuries.

An attractive plot of land with a vineyard, orchard and cottage is offered for sale, located in a quiet location only about 1 km from the center of Požega. The property offers a beautiful panoramic view of the city, while at the same time offering peace, privacy and a stay in nature.



There is a cottage on the land spread over two floors. In the lower part of the building there is a socializing room, while on the upper floor there is a room, bathroom and a small terrace. Next to the building there is also a terrace with a barbecue, ideal for socializing, grilling and enjoying the outdoors.

A special advantage of the property is the solar system for producing electricity and its own water, which allows for greater independence and practicality of use.

The vineyard and orchard give the property a special atmosphere and make it an excellent choice for lovers of nature, gardening and relaxation away from the hustle and bustle of the city, just a few minutes from the center of Požega.

Main features: vineyard and orchard, two-story cottage, socializing room, bedroom and bathroom, terrace next to the building with barbecue, smaller terrace on the first floor, solar power system, own water, beautiful view of the city and a distance of about 1 km from the center of Požega.

Ownership and documentation are in order, no encumbrances.

FOR ALL OTHER INFORMATION, CALL:

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Assistant in mediation

## Summary

|                   |                   |                          |                      |
|-------------------|-------------------|--------------------------|----------------------|
| LOCATION          | Centar, Požega    | PROPERTY ID              | 3494                 |
| PRICE             | 45,000 €          | TYPE                     | House                |
| AREA              | 50 m <sup>2</sup> | GARDEN AREA              | 2,291 m <sup>2</sup> |
| YEAR BUILT        | 2008.             | YEAR RENOVATED           | -                    |
| ORIENTATION       | -                 | NUMBER OF FLOORS         | -                    |
| ROOMS             | 2                 | BEDROOMS                 | 1                    |
| 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    | -                 | WALLS CONDITION          | -                    |
| TILES             | -                 | PARQUET                  | -                    |
| FACADE            | Very good         | ROOF                     | Bramac               |
| INTERNAL STAIRS   | -                 | EXTERNAL STAIRS          | -                    |
| OWNERSHIP TYPE    | Orderly           | CERTIFICATE OF OWNERSHIP | Yes                  |
| USAGE PERMIT      | Yes               | ENERGY CERTIFICATE       | -                    |



## Extra features

- Terrace
- Access road

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