

## ISTRIA ADRIA

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<b>Code :</b>	10174
<b>Location :</b>	Ravna Gora
<b>Building size :</b>	260 m <sup>2</sup>
<b>Lot size :</b>	1024 m <sup>2</sup>
<b>Garden size :</b>	0.00 m <sup>2</sup>
<b>Number of floors :</b>	1
<b>Number of bedrooms :</b>	2
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	1
<b>Basement :</b>	Yes
<b>Energy efficiency :</b>	Not specified

Price : 90.000 €

GORSKI KOTAR, RAVNA GORA - DETACHED HOUSE WITH A BEAUTIFUL GARDEN IN THE TOWN CENTRE

We are offering a detached house located in the very centre of Ravna Gora, in an excellent and accessible location that provides quick and easy access to all essential amenities – shops, school, kindergarten, restaurants, and everything else that makes daily life more convenient.

The house has a footprint of 102 m<sup>2</sup> and consists of a basement, main residential floor, and a high attic. On the main floor there is a 2-bedroom + living room apartment, which includes a spacious hallway, bathroom, two bedrooms, one smaller room, kitchen with dining area, an additional bathroom, and a pantry. The basement and attic are both accessible from inside the house. The attic has good height and offers potential for additional living space, while the house itself requires renovation, with the exception of the roof, which has already been replaced. This gives the future owner the freedom to renovate and design according to their own preferences.

The property sits on a landscaped and fenced plot of 1,024 m<sup>2</sup>, offering ample space for a garden, terrace, children's playground, or other outdoor amenities.

A key advantage of this property is that the entire plot lies within the building zone, opening the possibility of parceling and constructing another building.

This home is ideal for family living, but also a great opportunity for those looking for a project with potential.

If you are searching for a property that you can shape to your own liking, this is an opportunity worth considering.

For more information or to arrange a viewing, feel free to contact



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